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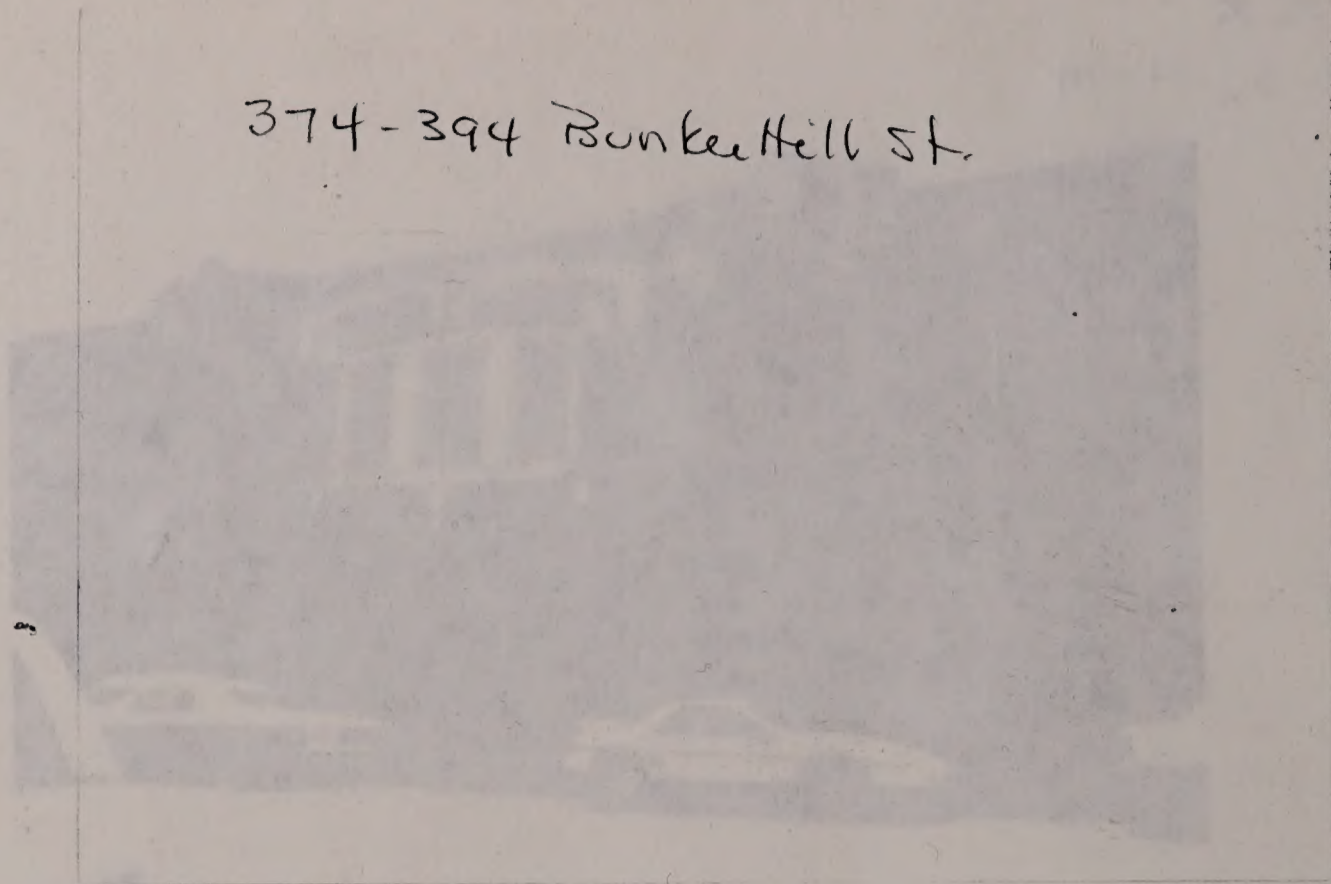
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CHARLESTOWN GAS LIGHT COMPANY

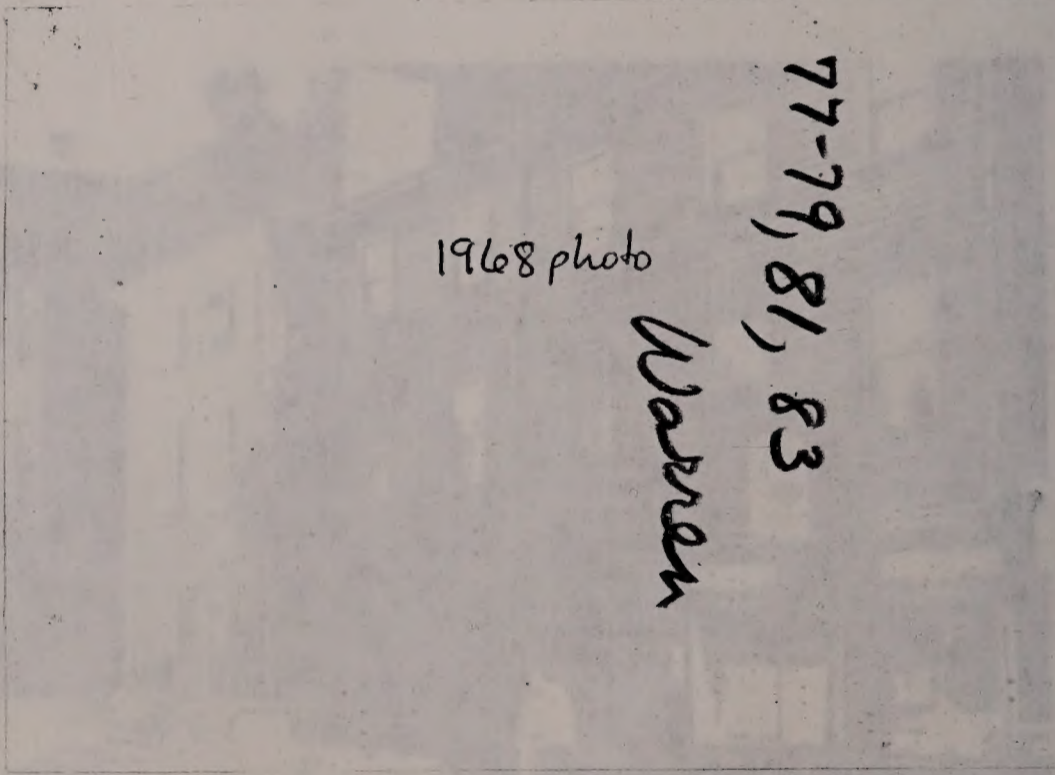
pt. 2, H-m



374-394 Bunker Hill St.



73 Constitution
Way
Charlestown



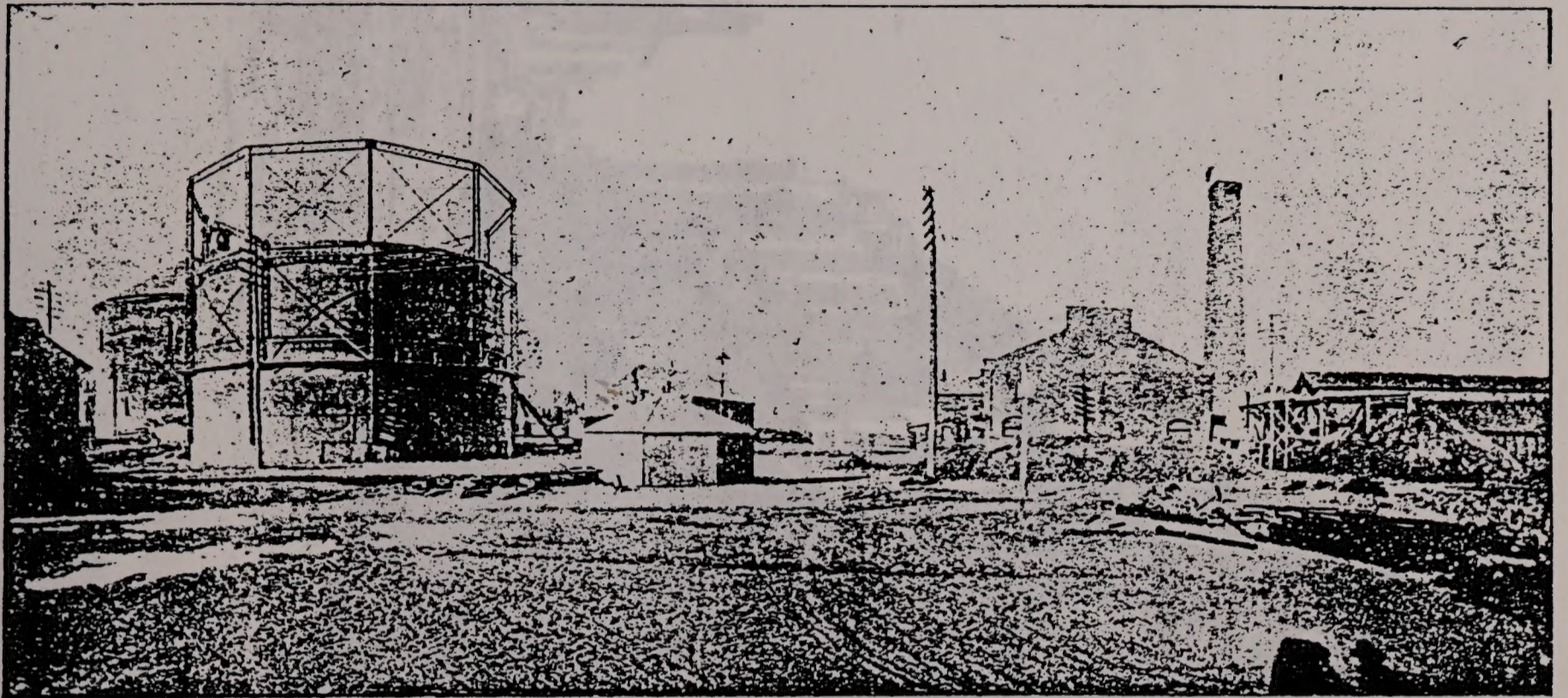
1968 photo

Warren

77-79, 81, 83

Arlington Ave., Charlestown, Ma.
from "Charlestown Enterprise" special ed. June, 1893

THE CHARLESTOWN GAS LIGHT COMPANY.



WORKS OF THE CHARLESTOWN GAS AND ELECTRIC CO.

THE CHARLESTOWN GAS COMPANY has been in business about forty-five years. When the company began operations it did so with about one hundred and fifty gas takers and to-day it has about four thousand, besides a considerable number of consumers of electricity, including the city, whose principal thoroughfares are lighted in this way. These facts in a measure show the growth of the business. When the Charlestown Gas Company began business it did so with a capital of \$50,000. Its capital to-day is \$500,000. The company has always been ably managed and it has been eminently fair in its treatment of the public. It has steadily reduced the price of gas to consumers, and in almost every case voluntarily. The officers of the company since its incorporation have been citizens who have stood high in the community—men who believed in Charlestown, and who always realized that what was best for Charlestown was best for themselves, and who worked steadily with that end in view.

The act of incorporation was granted to "George Washington Warren, James Dana, William Sawyer, their associates and successors," and was passed by the Legislature of 1846, being approved by the governor on March 12 of that year. The corporation was organized May 24, 1851, with G. Washington Warren as president, the same and Ebenezer Barker, William H. Wheildon, William Arnold, James Adams, Daniel White, and Gardner Warren, directors, and George B. Neal, treasurer and general manager. The latter has filled the position to which he was chosen at that time uninterruptedly ever since to the satisfaction of the corporation itself and to the public.

It will interest the Charlestown public of to-day to know who the men were who filled the office of president during the corporation's existence. They were: G. Washington Warren, elected June 6, 1851, resigned October 23, 1854; Peter Hubbell, elected October 23, 1854, died while in office January 9, 1871; William Carleton, elected January 28, 1871, resigned February 3, 1873; Andrew Sawtell, elected February 3, 1873, died in office, September 6, 1883; Francis Thompson,

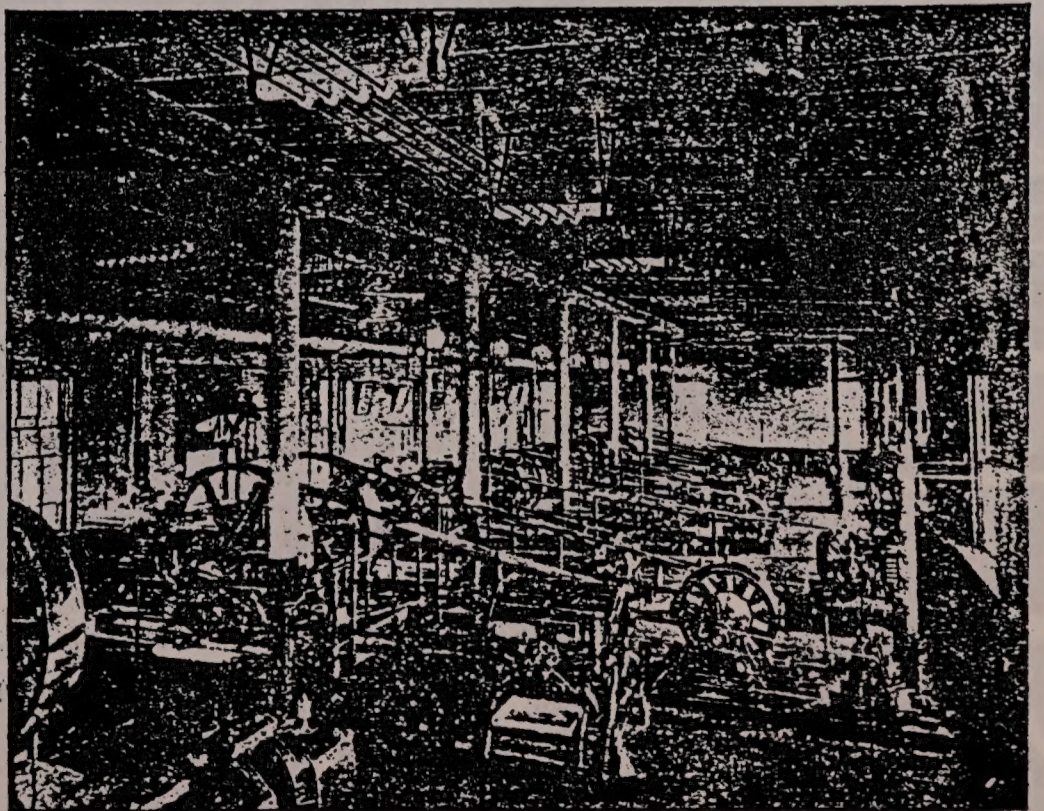
elected September 12, 1883, died in office, August 30, 1885; James F. Hunnewell, elected September 2, 1885, and is still holding the office.

The present directors of the company are: — James F. Hunnewell, L. B. Hathon, James A. Sawtell, Charles F. Byam, Joseph Stone, John Turner, Mark F. Burns. The president of the company is James F. Hunnewell, and the treasurer and general manager George B. Neal, with Patrick Coyle general superintendent.

The output of the plant to-day is 100,000,000 feet of gas. Important improvements are being made in the works, which when completed will vastly increase its facilities. The company strives to serve its takers with the best quality of gas, and the reports of the

authorized inspectors prove that it succeeds in doing so. The company has a finely equipped electric plant sufficient to meet all requirements for some time to come. The electric department was added to the company's plant in 1886, when, by special act of the Legislature, its charter was amended. The company furnishes all of Charlestown and Somerville with gas and electricity, and of Medford. The Medford connections were made in March, 1860.

The works of the company are located at Charlestown Neck on Arlington Avenue extending from the avenue to the Mystic water front. It has several very substantial buildings, including two gas holders, a retort house, a purifying house, and the building containing the electrical plant.



DYNAMO ROOM, CHARLESTOWN GAS AND ELECTRIC CO.

MT. VERNON ST
BRA PHOTO - 1968

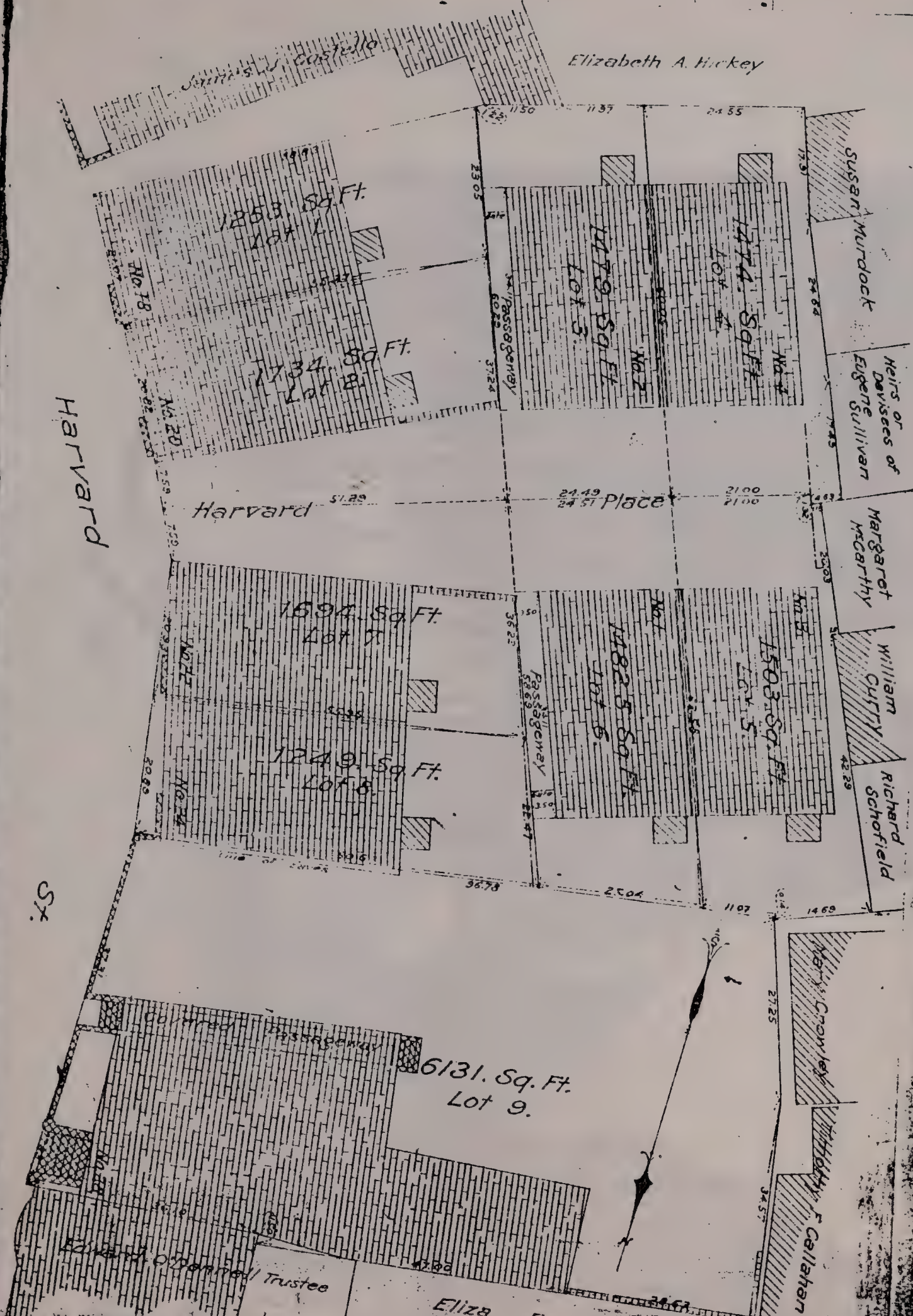


Elizabeth A. Hickey

Suffolk Plan showing Harvard Pl. (1902)

HARVARD

Sx



This Plan was all
 recorded in Suffolk County
 Records, and is on file.
 A True Copy
 made to me by 16 ft. to an inch.
 Wm. J. Sullivan, 6.8.

(Part One)
 Plan of an Estate in Charlestown, Mass.
 belonging to
 The Heirs of Moses A. Dow.
 Scale - 8 feet to an inch. Wm. J. Sullivan, Surveyor.
 Boston, June 19, 1902.

2

MT VERNON ST.
BRA PHOTO - 1968



INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown, Ma

Form No:

Property Name: Wiggins Terminals
267-281 Medford St.

Indicate each item on inventory form which is being continued below.

Additional Information on Wiggins Terminals based on "Charlestown Enterprise" article dated Dec. 17, 1916 and entitled "one of the Extensive Realty Developments along Medford St. in connection with the Lawrence and Wiggins Lumber Co. - the large fireproof buildings are updated in every particular covering a large tract of land adjoining B + M. R.R. and Mystic wharf property."

In 1916, the Wiggins Terminals were operated under the leadership of Henry H. Wiggins, President of Terminal Wharf and Railroad Warehouse Co. and S. G. Spear as well as a board of directors which included F. F. Sherburne and T. B. Gannett. Insurance experts considered Wiggins Terminal among the best facilities in the U.S. "for the prompt dispatch of merchandise from incoming ocean liners to rail transportation." In connection with the facilities for storage this firm had a very fine system for the fumigation of foreign cotton, cotton waste and burlap and "kindred articles of merchandise". Associated with Wiggins Terminal - in connection with their large and important real estate development, was "a large and growing lumber business capitalized at \$2,500,000.00 - the Terminal Wharf and Warehouse Co. was established as early as 1907.



#83, #81 Warren Street: Charleston

photo: 1971/2



Austin House

Main Street facade c. 1890

Prior to the construction of the elevated subway.

(courtesy of the Boston Public Library Print Department)

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown Ma.

Form No:

Property Name: ^{Wiggins Terminal's} 267-281 Medford St.
Corner of Terminal St.

Indicate each item on inventory form which is being continued below.

Additional information on Wiggins Terminal based on "Charlestown News" article dated June 16, 1928.

Completed by 1928, the Wiggins Terminal was the only terminal in Boston equipped "for transferring direct from steamer to warehouse". At the time of its completion, this facility had the lowest insurance rate in Boston and provided "wharfage and dockage for the largest steamers." In 1928 the facility encompassed three storage buildings of six stories with two 8-story buildings to the rear and two 1-story structures abutting the 8-story buildings (and adjacent to the railroad tracks) - all of these buildings are still extant. (with the possible exception of one of the 1-story buildings - this needs to be re-checked).

Among the advantages the Wiggins Terminal had over other storage facilities was its location - "being near to but outside the congested part of the city". Its location obviated costly delays to teaming and transportation. Constructed of brick and concrete, these fire proof buildings were all served by outside platforms 8' wide and rail road side tracks running the entire length on one side and by a smooth paved street along the entire length of the other side. Each unit was equipped for inside freight elevator and outside "whip service"; also for plugging in electric-driven power machines. Also in operation by 1928 was an intercommunicating telephone system between the units as well as electric lighting and heating. The facility also provided a force of maintenance men as well as an engineering force which was "at the disposal of the

tenant thus assuring prompt service for tenants requiring changes at the lowest cost. The interiors of these buildings contained electric elevators for inside hoisting, electric cranes for outside hoisting and equipment for inside tiering machines (?). In addition a 125 horse power high-pressure boiler for power or manufacturing purposes was located in one (all?) of these buildings.

PRONOUNCED THE BEST IN THE UNITED STATES

Experts Say Terminal Wharf and Railroad Warehouse Company Unsurpassed For Storage and Fumigation Purposes

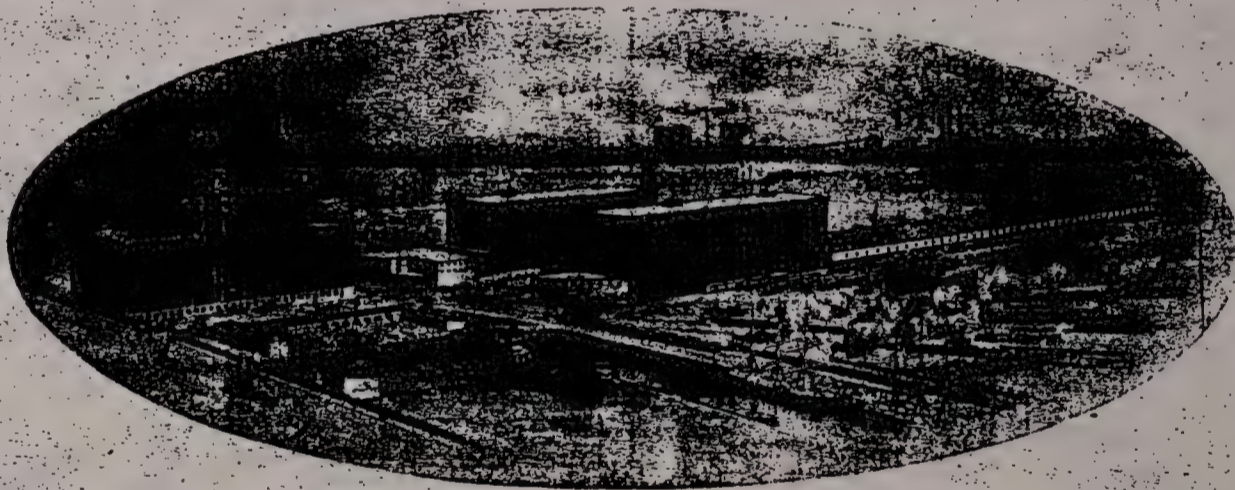
One of the Extensive Realty Developments Along Medford Street Waterfront in Connection With the Lawrence & Wiggin Lumber Company—The Large Fireproof Buildings are up to date in Every Particular Covering a Large Tract of Land Adjoining Boston & Maine Railroad and Mystic Wharf Property

The onward march of commercial and industrial development in Charlestown has been one of the interesting features of the district. With every natural facility for es-

In conjunction with the era of development that has been in evidence the last few years along the Medford street waterfront, the Terminal Wharf and Railroad Ware-

Commanding a prominent position on the waterfront north of Medford street, and adjoining the Boston & Maine Railroad and Mystic Wharf property, the facilities for the prompt

important real estate development can be mentioned the Lawrence & Wiggin company conducting a large and growing lumber business, capitalized at \$2,500,000 and in conjunc-



establishing an important centre for the arrival of merchant ships which the important wares here for inland shipment to various cities of the East and the middle West.

The development along the Medford street waterfront has been one of the crowning events, insofar as it has added greatly to the industrial status. This section is undoubtedly one of the most commanding in the Boston port in relation to maritime activities.

This section of industrial Charlestown has been adjudged by large interests to be most desirable for the construction of extensive plants, a condition that has followed and will continue with the advance of progress in this district.

house Company has played a most important part. With the modern facilities for the quick and efficient handling of merchandise, augmented with the large and fireproof buildings for the storage of sugar, wool, cotton, leather and miscellaneous products, this extensive and industrial corporation has done much for the industrial and commercial advancement of the Charlestown district.

Henry H. Wiggin is president of the Terminal Wharf and Railroad Warehouse company, and associated with him in the conduct of the extensive interests is S. G. Spear with a board of directors comprising Mr. Wiggin, F. F. Sherburne and T. B. Gannett.

dispatch of merchandise from incoming ocean liners to rail transportation are the best. It is an undisputed fact that Terminal Wharf and Railroad Warehouse Company is one of the most important corporations of its kind in the United States, and this is the general opinion of insurance experts and engineers from all over the country.

Building and leasing factory and storage buildings is a feature with the Terminal Wharf and Railroad Warehouse Company, and in connection with the facilities for storage the firm has a very fine system for the fumigation of foreign cotton, cotton waste, burlap and kindred articles of merchandise.

In connection with this large and

tion with the Terminal Wharf and Railroad Warehouse Company has been decided factor in the realty development along this waterfront.

The Terminal Wharf and Railroad Warehouse company was established in 1907, since which time it has forged ahead in the way of development, under the progressive direction of Mr. Wiggin, who has been a staunch advocate of the widening and deepening of the Mystic River channel, which would in a large measure be a great asset in establishing Charlestown in a greater and more important position as the leading commercial and mercantile centre of the Port of Boston and a decided factor in shipping interests along the Atlantic Coast.

From: Charlestown Enterprise "Section - page 2 - Dec 17, 1916" Biographic and Industrial

Austin Block, 92 Main Street
Main & Devens Street eleva-
tions, Sept. 1980
BLC photo by Bill Owens



R. P. Malloy's Panoramia - View from Sunter Hill Monument - 1848
Showing #1's sl-45 chestnut st. 21- lower left.



INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown, Ma.

Form No:

Property Name: 75 High St. Fund
Geo. Robert White Health Unit

Indicate each item on inventory form which is being continued below.

Additional information on the George Robert White Health Unit based on "Charlestown News" articles dated November 23, 1929 and May 26, 1928.

Built in 1928/29, the George Robert White Health ^{Fund} Unit's land was purchased by the City of Boston at a cost of \$68,500 for the purpose of erecting the health facility — before construction could begin, five houses on this site had to be razed — the buildings projected cost in the Spring of 1928 was \$368,000.00. The George Robert White Health ^{Fund} Unit was dedicated in November, 1929. It was referred to in newspaper articles of the time as "Unit No. 4." At the time of its November 1929 dedication, a Charlestown News reporter observed that "the building itself is a notable addition to the District's landmarks." The exterior of the building is composed of water-struck brick with limestone trimmings. Its Georgian Revival design was provided by Coolidge, Shepley, Bulfinch and Abbott, the successor architectural firm to H. H. Richardson. By the time of this building's dedication, a complete service for pleuroscopy, radiology and heliotherapy had been installed. Perhaps this building's most unique feature was the third floor's "sunshine clinic". The quartz glass used for this facility's roof was noted for its ability "to pass the health giving rays of the sun". The "sun clinic" was to serve as a treatment center for children requiring the strong ultra violet rays of the sun. Children at the George Robert White Health ^{Fund} Unit also had access to a play yard of nearly 16,000 square feet.

This buildings other noteworthy features included: a basement with modern Cafeteria and kitchen, first floor administration office, dental rooms, X-Ray room and preparation room. Second floor office offices of health and welfare organizations, including: the Overseers of Public Welfare Community Health Association, Catholic Charitable and Family Welfare Association; a large lobby and an auditorium for lectures with a seating capacity of 200.

Above all, the George Robert White Health Fund's historical significance is bound to its emphasis on children's health care. Its various clinics were devoted to prenatal care and the treatment and prevention of children's diseases. # 75 High St. Continue to have a community health facility.

START WORK NEXT WEEK ON NEW HEALTH UNIT

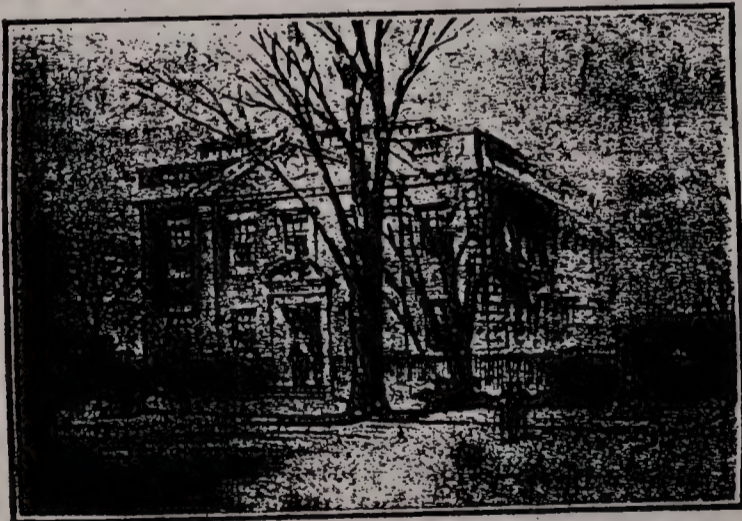
To Cost \$368,000—\$68,500 For Site

Work will soon start on the new George Robert White Health Unit to be erected at the corner of High, Elm and Summer streets. To make room for the proposed building the following houses and land were purchased by the city: 75 to 79 High street, \$30,000; vacant lot at the corner of High and Elm sts., \$10,500; 12 Elm street, \$8,000; 6 Summer street, \$6,000; 8 Summer street, \$14,000.

Work on razing these houses will

the treatment of children requiring the strong ultra-violet rays of the sun, and will have a play yard of nearly 16,000 square feet also for the use of the children.

Other features of the Unit will be as follows: In the basement a modern cafeteria, and kitchen; first floor, administration offices, dental room, X-Ray room, preparation room, laboratory, doctors' offices and Health Department nurses room; second floor, offices of health and welfare organizations, including the Overseers



How Health Unit No. 4 Will Look on Completion at High, Elm and Summer Streets

begin the first of next month and it is planned to start construction on the new building on July 1st. It is expected that the new building will be completed and ready for occupancy about July 1, 1929, and will cost approximately \$368,000. Plans for the building were drawn by Coolidge, Shepley, Bulfinch & Abbott, architects.

The new Unit, called Unit No. 4, will be a two-story structure with a quartz glass parlor on the roof for

of Public Welfare, Community Health Association, Catholic Charitable Society and the Family Welfare Association, a large lobby and an auditorium for lectures, etc., with a seating capacity of two hundred.

Modern equipment and appliances will be installed throughout the building, which when completed will be one of the finest of its kind in the city. Prenatal clinics and clinics for the treatment and prevention of children's diseases will be established.

MANY ATTEND HEALTH UNIT DEDICATION



GEORGE ROBERT WHITE HEALTH UNIT
High and Elm Streets

Dedication of the Fifth Health Unit, established from the income of the fund under the terms of the will of the late George Robert White, took place yesterday morning at 11 o'clock at the corner of High and Elm streets. George E. Phelan, manager of the White Fund, presided. Dr. C. E. A. Winslow, professor of public health, at the Yale School of Medicine, delivered the dedicatory address.

The building itself, is a notable addition to the District's landmarks, for its exterior is of water struck brick and limestone, designed in the Georgian period of Colonial architecture. Limestone pillars upholding a limestone cornice beautify the four sides, while the front is adorned with stone panels for inscriptions.

The entrance is from the High street side. A vestibule leads to the lobby which connects with the main waiting room. Adjacent to the latter are the medical clinic, dental and rest rooms. Opening from the waiting room are the baby, pre-natal and tubercular clinics. On the opposite side of the lobby are the administration offices. Complete service for pleuroscopy, radiography and heliotherapy has been installed.

An auditorium with a seating capacity for 200 people and provided with stage and motion picture equipment, is on the second floor of the building. The balance of the second floor is devoted to offices of local health and welfare organizations.

It is the third floor to which the attention of most residents will be directed for the greater part of this section has been set apart for a sunshine clinic. During the winter, this space will be heated and the sun's rays will permeate through the large glass roof of the building in order to provide treatment. The glass used for the roof is an expensive combination which has won the approval of the medical world for its ability to pass the health-giving rays of the sun.

There are service rooms in the basement. This section contains a cafeteria, kitchen, storage rooms and lockers.

From "Charleston News" May 26, 1928 page 1

From Charleston Enterprise "November 23, 1927" page 1



#62 High St

Charleston

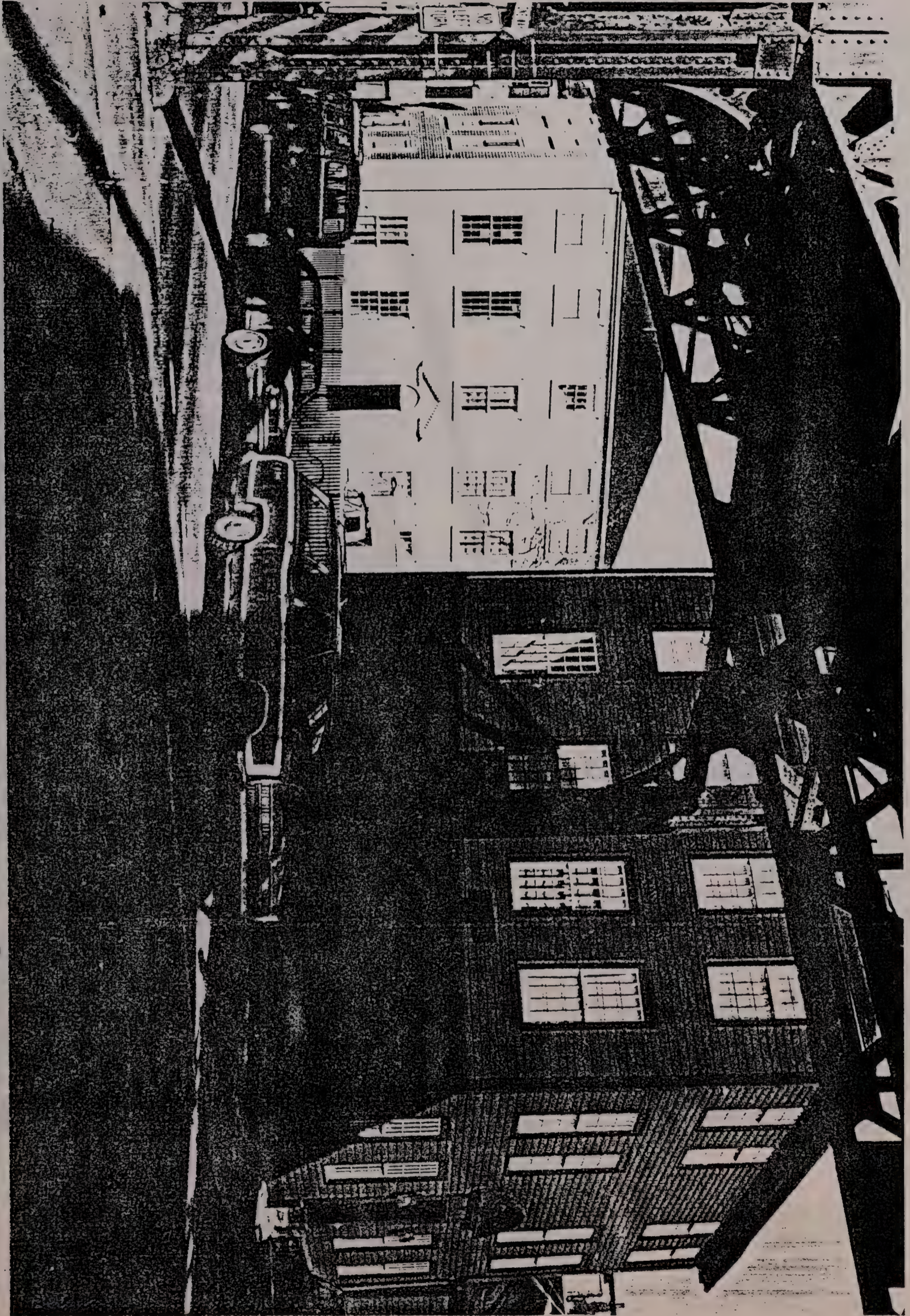


MAIN STREET
BPA PHOTO - 1972



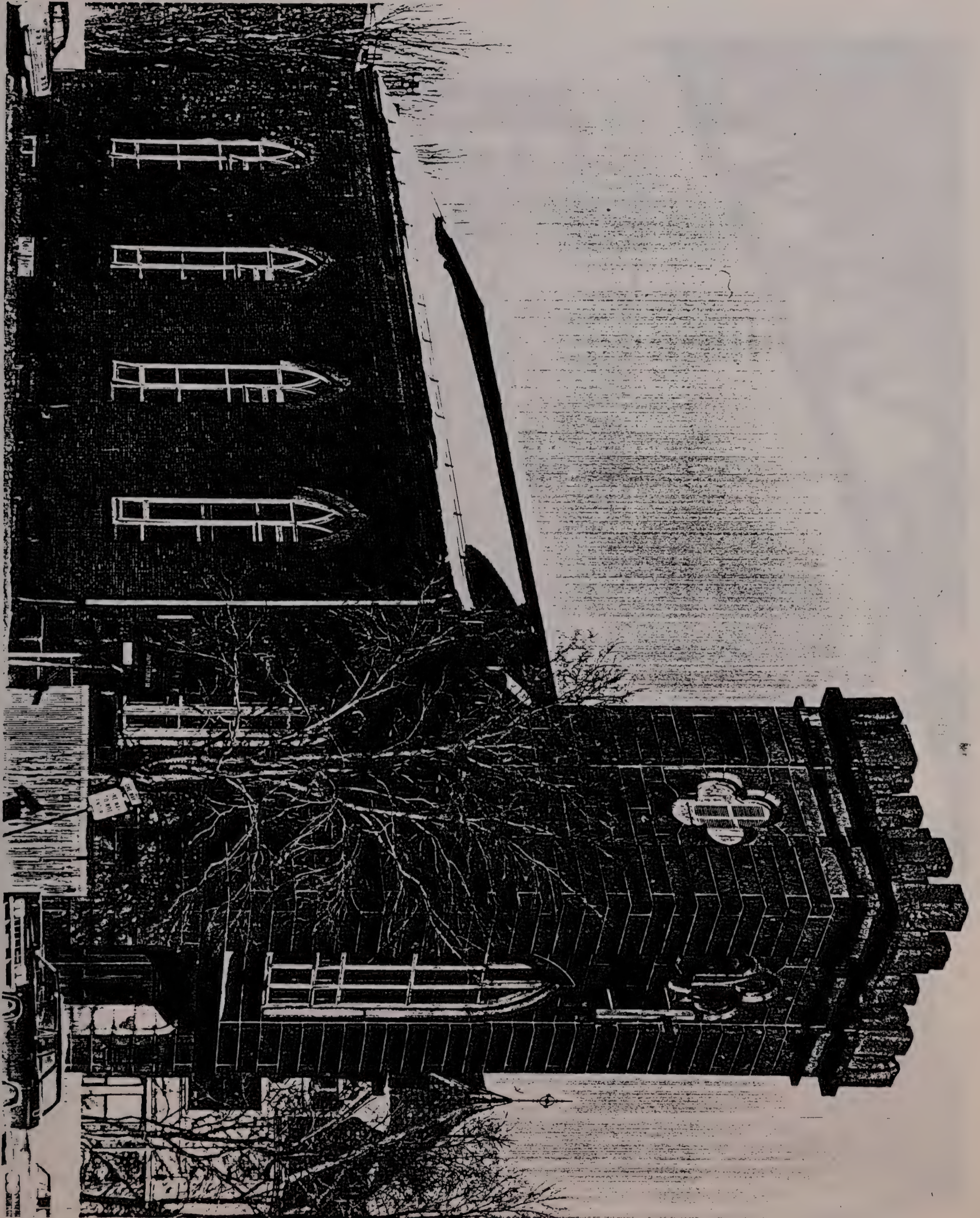
MAIN ST
BRA PHOTO - 1972

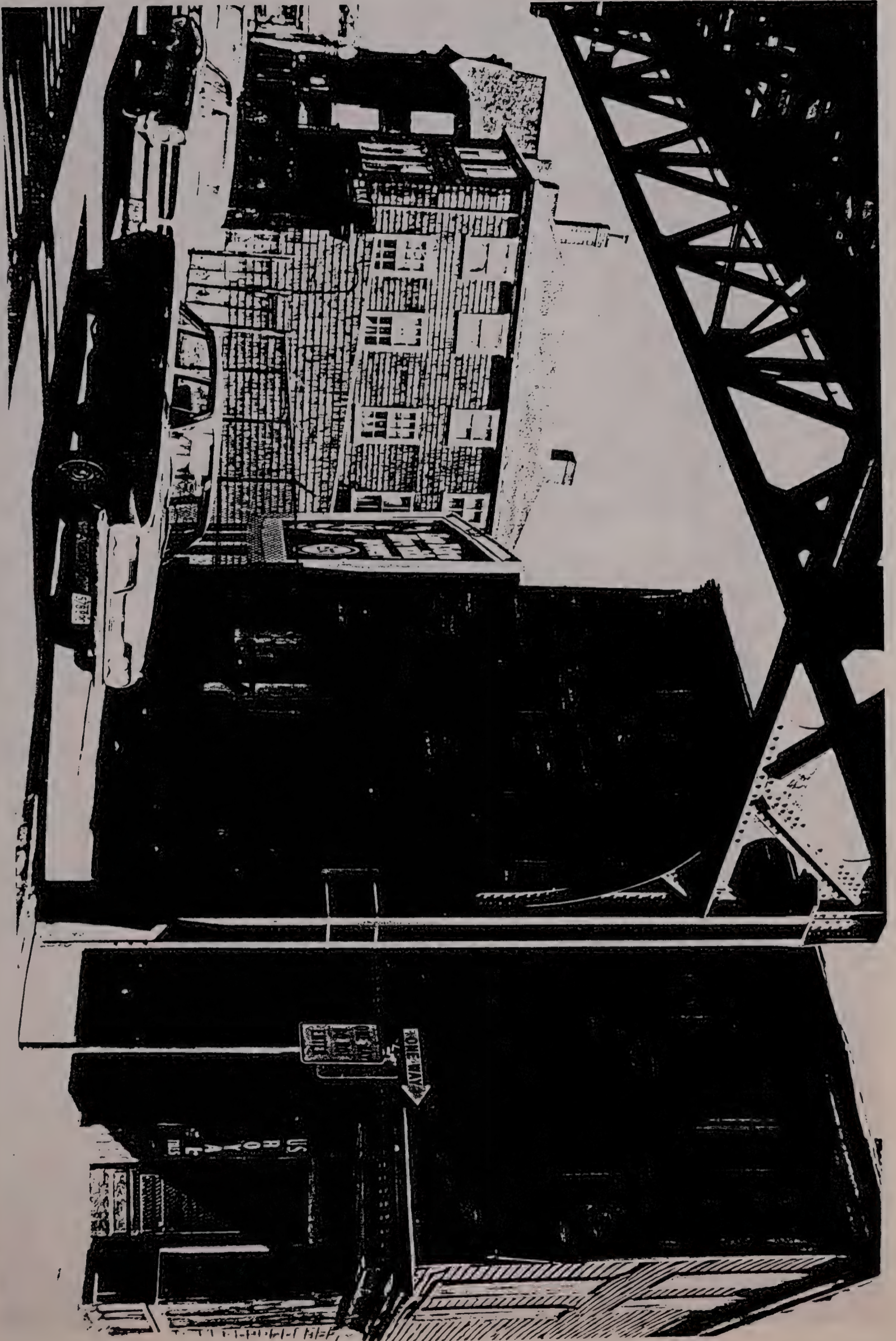
MAIN STREET
BEN. THOMPSON HOUSE + WARREN TAVERN
BRA PHOTO - 1972



BRA 1972

ST. JOHN'S CHURCH
RIVER ST. AT RUTHERFORD AV.
BRA PHOTO - 1968



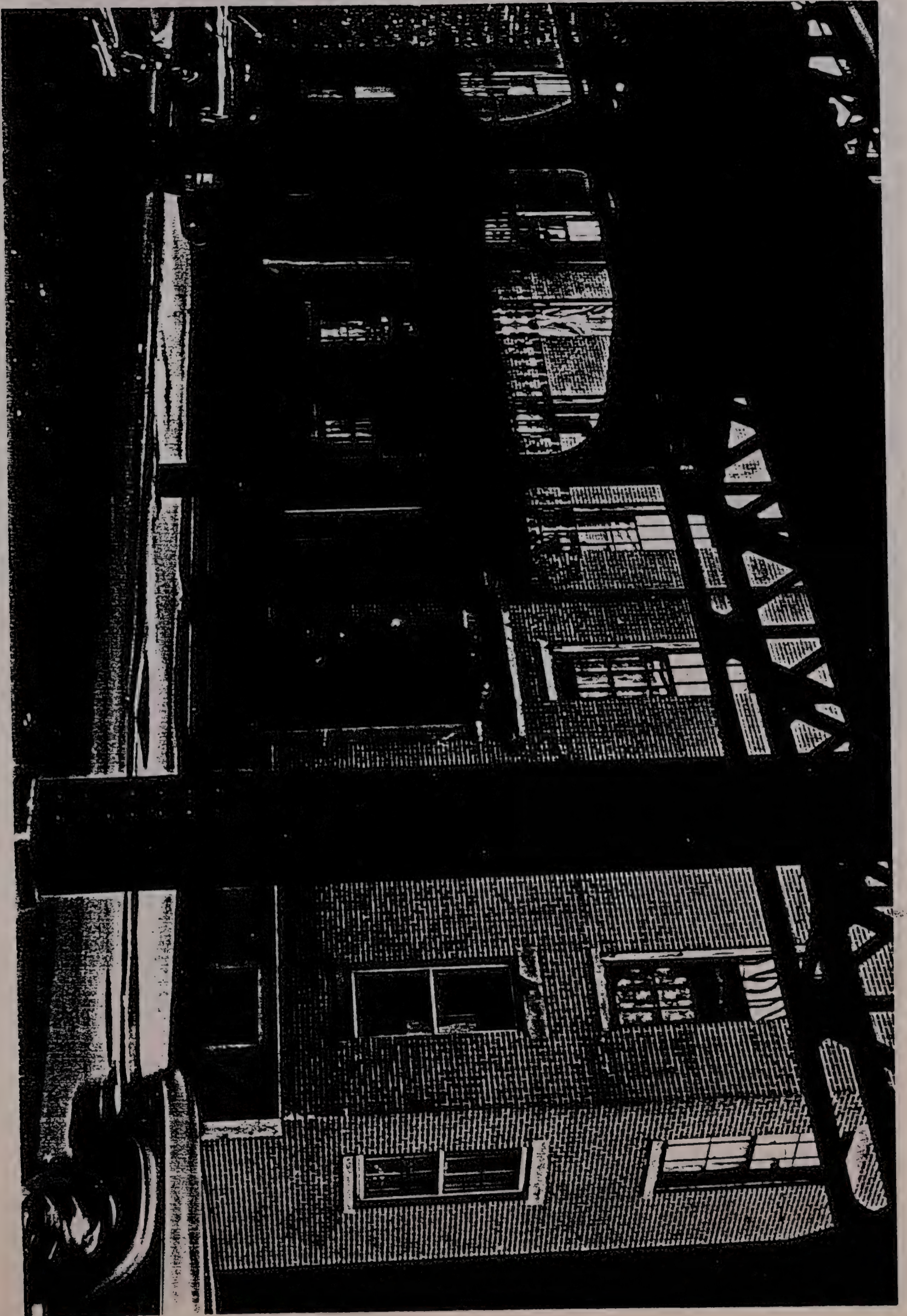


PARCEL R-42

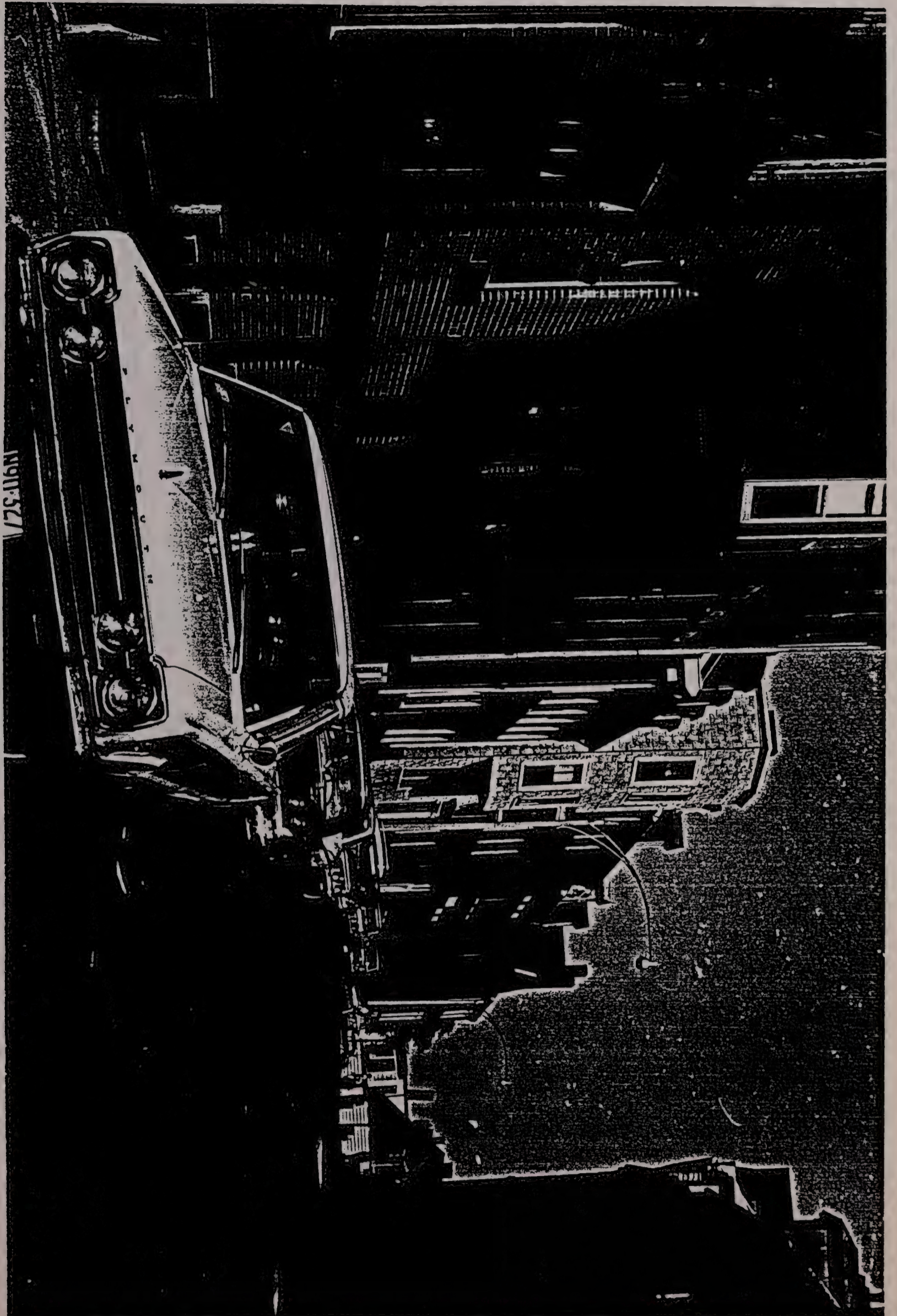
Looking north down Main Street, from left to right: the Armstrong House
(barely visible), the Round Corner House, the Benjamin Thompson House,
and the Warren Tavern.

BRA 1967

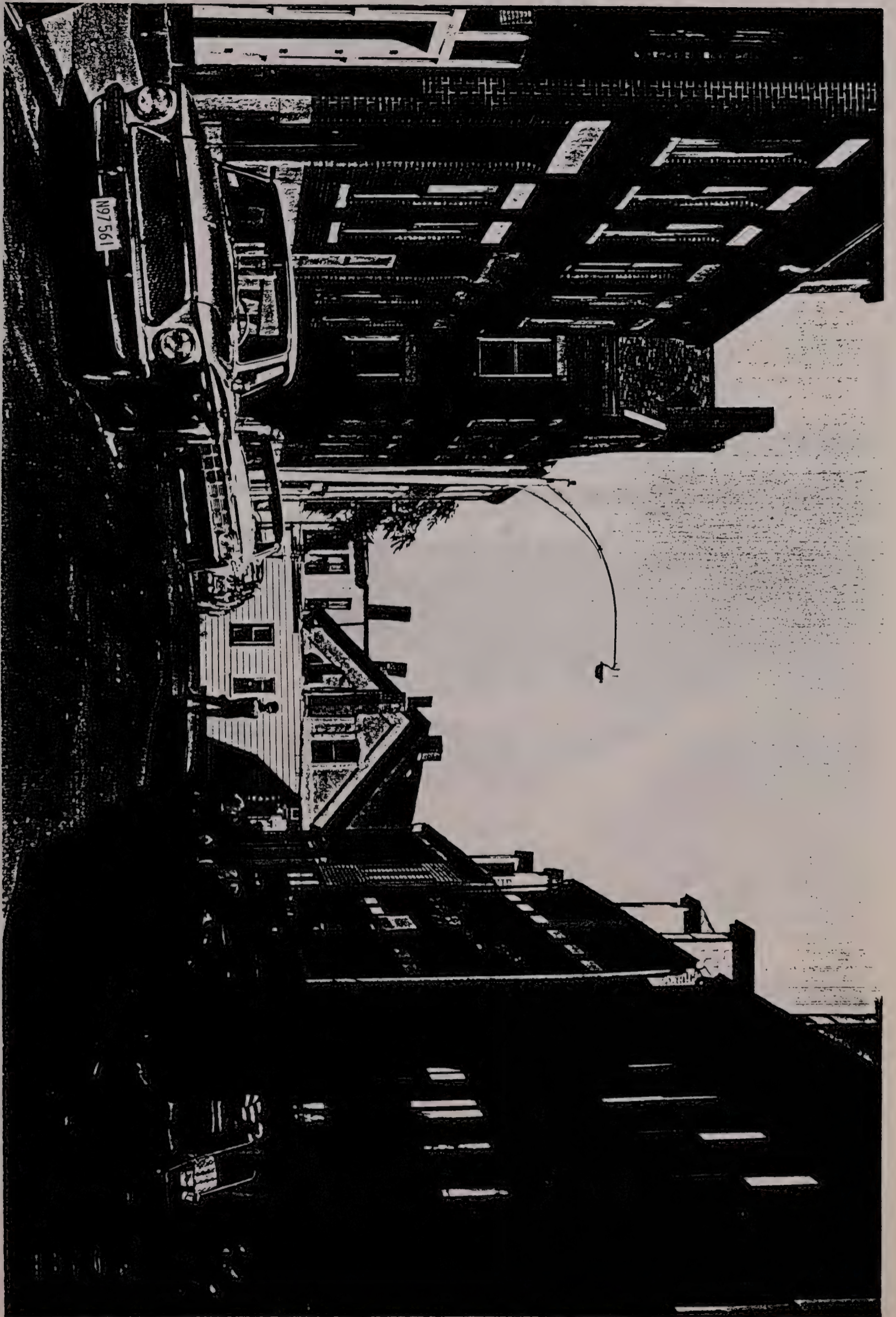
112-116 MAIN STREET
BRA PHOTO - 1968



MT. VERNON ST.
BRA PHOTO - 1968



MT. VERNON ST.
BRA PHOTO - 1968



9-12 Adams St.

PA

M: R.P. MALLORY'S Panoramic View FROM Bunker Hill Monument - 1848
Collection of S.P.N.E.A.



160

- | | | | | | | | |
|----------------------------------|--------------------------------------|------------------------|-------------------------------|-------------------------|---------------------------|-----------------------|------------------------------------|
| Naval Store Houses | 25 Jamestown St. of War | 29 Outer Brewster | 35 Gallie's | 40 Chelsea Ferry Boat | 45 Fenwick's | 51 Weymouth | 57 Diner |
| Steam Engine House and Work shot | 26 Bomb Ketch in Dry Dock | 30 Boston Light | 36 Long's & Long's Light | 41 Cobasset | 46 Spectacle I | 52 Sheep's | 58 Edge |
| Commodore's House | 27 Officers Houses | 31 Fort Alderton | 37 Gov's Ft Winthrop | 42 Hull - Nantasket | 47 Castle Ft Independence | 53 Quincy | 59 Cow |
| Old 74 | 28 Gr. Cal'l & Gr. & Middle Brewster | 32 Georges I Ft Warren | 38 Currier's Steamers Landing | 43 Hingham | 48 Pumpkin's | 54 Nut's 55 Moon's | 60 |
| | | 33 Lovell's | 34 Wiggs's Mate | 39 E. Boston Ferry Boat | 44 Haulford's | 49 State's 50 Grape's | 56 Thompson's (From School) - Bush |



Old TRAINING FIELD
School ca. 1868
(Photo fr. B.P.L. Print Room)

605 Chestnut St.



65 Chestnut St. at Mt. Vernon Ave. Charlestown, Ma. May 9, 1975. Robert Severy photo

S.P.N.E.A.



S.P.W.E.A.
11 Union St.
Charlestown, Ma.
May 9, 1975
photo taken by Robert Severy



#3 1,3 Harvard Place

ADDRESS 1-4 Harvard Place COR. off Harvard St.

NAME _____
 present original

MAP No. 28N-12E SUB AREA Town Hill

DATE ca. 1858-1860 Middlesex Deeds, local histories, "Charlestown Enterprise"
 source

ARCHITECT _____
 source

BUILDER _____
 source

OWNER Moses A. Dow
 original present

PHOTOGRAPHS CT- 6-6 / 4, 5 '87

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) _____

NO. OF STORIES (1st to cornice) _____ 3 plus basement, mansard

JOF Mansard cupola _____ dormers single, 1 double per house

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick granite brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Cul-de-sac bordered by two double Italianate/mansard houses. Bldgs constructed of red brick w/ granite and brownstone trim. Each house possesses 6-bay main facade, side wall plans. House rise 3-stories from rusticated granite block basement to straight-sided mansard roof. Each entrance is deeply recessed, set within brownstone arch w/ spring blocks, rope moldings and keystone. Short flights of granite steps lead to Victorian double doors. In general windows exhibit simple brownstone sills and lintels and contain 2/2 wood sash. Bldgs culminate in deep bracketed cornice w/ dentils. Unlike other Dow-related houses this group does not possess 2nd fl. oriel windows.

EXTERIOR-ALTERATION minor moderate drastic

CONDITION good fair poor although signs of severe weathering on LOT AREA 2=1479; 4=1474 sq. feet
1=1483; 3=1503
some of the brownstone trim.

NOTEWORTHY SITE CHARACTERISTICS Double houses border north and south sides of charming, cobble-stone-paved cul-de-sac - gas light situated a curved head of cul-de-sac

SIGNIFICANCE (cont'd on reverse)
 Harvard Place is a charming, cobble stone-paved cul-de-sac located on the south west side of Harvard St., near Washington St. Bordering this cul-de-sac's north and south sides are elegant, double Italianate/mansard town houses numbered 1,3 and 2,4, respectively. These houses are actually key components in a larger enclave of Italianate/mansard

[Faint, illegible text from the reverse side of the page, including names like Warren, Baker, and dates like June 6, 1871.]

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 "Charleston Enterprise" - June 26, 1856 p.1 -
 Moses Dow obit.
 "Charleston Enterprise" - April 26, 1890 p.1
 Moved; date if known "The Bridge Family"

Harnwell - A Century of Town Life
 Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X_____	Exploration/ settlement	_____	Science	_____
The Arts	_____	Industry	_____	Industry	_____
Commerce	_____	Military	_____	Social	_____
Communication	_____	Political	_____	Human	_____
Community/ development	X_____			Transportation	_____



Significance (include explanation of themes checked above)

Town houses which encompasses 18-24 and 34-38 Harvard St, Dow's own house at 28 Harvard St and #5 Washington St #31-4 Harvard Pl. are architecturally significant as stately, elegant examples of late 1850s Italianate / mansard masonry houses. In terms of style and substance these houses fall somewhere between the plainer, more vernacular mid 19th c. houses of Mt. Vernon St. and the more elaborate, mansion scale houses of Mt. Square. These houses occupy part of the old Mathew Bridge house site - the house is described in an 1890 "Charleston" article as a "large and handsome wooden house". The brick Federal house still extant at 16 Harvard St. was built in 1814 by Mathew Bridge over what had been the lower part of his garden. Moses A. Dow, well-to-do printer, publisher and real estate speculator purchased the old Bridge estate lands in 1857/1858 - demolishing the wooden Bridge house in 1858. By the time Dow checked this land, Harvard St. had fallen on hard times - not the construction of the block at 7-23 Harvard St. during the mid 1830s could revive the area flagging appearance. Dow's

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

development of Harvard St / Harvard Pl. and Washington St. with stylish and substantial town houses was seen as evidence of "his faith and confidence in Charleston as an abiding place". For more biographical information on Dow see form on 28 Harvard St. Dow owned #1-4 Harvard Pl. until his death in 1886. Later owners included Joseph H. Cotton (1890s, early 1900s) and Emma J. Cutter (#'s 1, 3 Harvard Pl.) and Mary D. Scott (#'s 2, 4 Harvard Pl.).
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Listed in the Town Hill National Register District.

ADDRESS 25 Harvard Sq. COR. Gravel Lane

NAME _____
 present original

MAP No. 28N-12E SUB AREA Town Hill
ca. 1820s Middlesex Deeds
visual analysis
 source



TECT _____
 source

ER _____
 source

Charles Thompson (?)
 original present

GRAPHS CT-9-4/6.86

↑ #25

TYPE residential single double row 2-fam. 3-deck ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF Gable cupola — dormers —

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Early 19th c. wood frame vernacular house - rises 2-stories to gable roof - stands with 3-bay main facade facing Harvard Mall and Gravel Lane and narrow end-wall (2-bays) facing Harvard Sq. Main facade at end wall gable features center entrance - recessed - outer enframements consist of "pilasters" and cornice headed lintels. Front door flanked by multi-pane side lights. Front door is replacement but appropriate. Windows are fully enframed and

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA #25- sq. feet

NOTEWORTHY SITE CHARACTERISTICS Face narrow alley and high brick wall of Harvard mall.

feature raised moldings. Windows contain 6/6 wood sash. Edges of house are accented by narrow corner boards. Modern dormer (Map) addition in evidence rear roof slope.

SIGNIFICANCE (cont'd on reverse)
 Together with #'s 27, 29 Harvard St and 2 Henley St, this house forms a charming, modestly scaled quartet of dwellings bordering the northeastern side of Harvard Square. These houses recall and celebrate the human scale of Charlestown before extensive

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Address Deeds - 235: 446, 921: 383

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____
Agricultural	_____	Education	_____
Architectural	<u>X</u>	Exploration/ settlement	_____
The Arts	_____	Industry	_____
Commerce	_____	Military	_____
Communication	_____	Political	_____
Community/ development	<u>X</u>		



Significance (include explanation of themes checked above)

mid-late 19th c. urbanization. This house has historical associations with Charleston's prominent Thompson family - on January 12, 1821 Timothy Thompson Jr., merchant of Charleston paid William Gray of Boston \$3,400.00 for a lot of land that extended from Harvard Sq., along "Center's Alley" to Main St. No buildings are mentioned in the Gray/Thompson deed. This house may have been built at the same time as the Phoenix Building to the rear, on Main St. which was constructed ca. late 1820's. By the mid 1840's Charles Thompson (evidently the prominent real estate speculator/auctioneer) had purchased this house and part of the Phoenix Building, to the rear, for \$5,600.00. By ca. 1890 this house was owned by Isaac and Esidor Klons dealers in "woolen rags". This house remained part of the Klons families extensive Charleston real estate holdings until at least 1911.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Listed in The National Register of Historic Places Town #11 District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography - Maps - 1815, 1852

Listed in Town Hill

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

National Register District

"Panoramic View From Bunkerhill Monument 1848 (R. Mallory)"

J.F. Hannewell - A Century of Town Life - 1888 p. 118

T.T. Sawyer - Old Charlestown - 1901 - pgs 216-227

"Charlestown Enterprise - March 22, 1890 p. 1

Moved; date if known

All About Boston Harbor - Islands by Emily and David Kazles.

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u> x </u>
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Significance (include explanation of themes checked above)

Originally, #27 Harvard Square overlooked the successive buildings and grounds of the First Parish Church. Architecturally, #27 Harvard Square is of considerable significance as one of only two buildings in Charlestown - and for that matter in the city of Boston - faced with Outer Brewster Island split stone. The other building faced with this material is still extant at 92 Main St (standing by 1822). #27 Harvard Square has significant historical associations with Charlestown's prominent Austin family and more specifically with General Nathaniel Austin, Federalist legislator, brigadier-general of the third division, Massachusetts militia and sheriff of Middlesex County. From ca. 1814 - until at least the mid 1880's, #27 Harvard Square housed a hospital known as the Charlestown Free Dispensary.

Stylistically, #27 Harvard Square may be categorized within the Federal style. This 2 1/2 story, side hall plan house is characterized by pleasingly planar surfaces of dark gray stone which contrast attractively with the lighter gray stone of the sills and lintels. The handsome, multi-panel front door is enframed by simple vertical posts and three-pane transom which is mounted by a heavy and plain stone lintel. Its windows originally contained 6/6 wood

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

sash and currently exhibit late 19th century replacement 2/2 wood sash. This house is enclosed by a gable roof with diminutive, off-center, hip roofed dormer

The history of #27 Harvard Square's lot is inextricably bound to that of its larger block, bounded by Main St, Center's Alley (Gravel Lane), Harvard Square and Henley St. Evidently, #27's lot was part of "the house estate of Increase Newell." He was the first signer of the First Parish Church's covenant. Newell died in 1658. In 1675, Newell's widow sold Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) it to William Hilton. In 1706 Eleazer Phillips bought the southerly part (40' wide) and in 1709, his son also named Eleazer, inherited some of it. The second Eleazer Phillips was the only bookseller and publisher in the town before the Revolution. The end part of the Phillips holdings on Town Hill - including #27 Harvard Square's land - was divided into two small estates.

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community:

Charlestown

Form No:

Property Name: 27 Harvard Square

Indicate each item on inventory form which is being continued below.

Built ca. 1799, this house's first owner was Nathaniel Austen. The Austin family figured prominently in three centuries of Charlestown history. Richard Austin, the ancestor of Charlestown and Boston Austins came to Charlestown from England at some point prior to 1659. His name appears on the list of freemen in the town in 1677. Richard's son Ebenezer was real estate rich - among his estates were a warehouse and wharves bequeathed to his son the second Ebenezer. The second Ebenezer was the father of Nathaniel, a pewterer by trade - he also accumulated extensive real estate holdings. His sons included #27 Harvard Square's Gen. Nathaniel Austin as well as Isaac, William and David. His daughters were Margaret, wife of Isaac Brooks of Medford and Mary, wife of Dr. Samuel Adams.

General Nathaniel Austin was active in local/state politics from the 1810's - 1830's - he was well known on both local and state levels. He represented the town in the Mass. House of Representatives in 1812, 1831 and 1838, and he was a member of the Governor's Council in 1836. He won a seat in the state legislature by one vote in 1812 - defeating his brother William, a Democrat. Nathaniel Austin represented the Federalist party. In addition, Nathaniel Austin held the office of brigadier general of the third division, Mass. Militia between 1815 - 1820 and was a high sheriff of Middlesex County from 1814 - 1832. It was General Austin who, as sheriff, carried out the sentence of death for Mike Martin, alias Captain Lightfoot - "the last of the highwaymen" or "masked men on horseback". Martin a fugitive from Ireland, was eventually hung for the robbery of Major John Bray on the Medford Turnpike. General Austin was for many years an advocate and worker for toll-free bridges. According to Timothy Thompson Sawyer Gen. Austin "had strong natural powers, was gifted in speech, and was always looked upon as an earnest, honest man.... He was never married, and for many years spent much

time in the old Exchange News-room under the Bunker Hill Bank in the Square" [City Square].

#27 Harvard Square's split stone facing materials were quarried at the Austin-owned Outer Brewster Island in Boston Harbor. Outer Brewster Island is the most easterly of all the Harbor Islands, encompassing 17.5 acres - it is the largest outcrop of solid bedrock in the Harbor. This treeless island, dubbed "the home of the east wind" was purchased by Nathaniel Austin in 1799. Austin established a quarry on the island and had plans to build an artificial harbor - the quarry was not a profitable business venture - owing, in part, to its remote location. In addition to #27 Harvard Square, Gen. Austin built #92 Main St (Austin Block / Bunker Hill Aurora office) with this island's granite. When the Warren Bridge was macadamized, a portion of the stone used was brought from Outer Brewster Island. Gen. Austin later turned to raising sheep and harvesting a small hay crop on Outer Brewster but neither of these enterprises were economically viable.

Further research is needed to flesh out the story of #27 Harvard Square's years as a hospital known as the Charlestown Free Dispensary. Although the small scale of this "little stone house" would seem to preclude hospital use, #27 Harvard Square evidently operated as a health care facility from 1814 until at least 1885. This dispensary may have been founded to care for wounded servicemen during the War of 1812. By the late 19th century, this dispensary seems to have been operated as a walk-in clinic judging by a Dispensary ticket dated 10/3/1885, listing Mondays, Wednesdays and Fridays (after 12 P.M.) as Dispensary visitation days. #27 Harvard Square remained under Austin family ownership until as late as ca. 1880. During the mid 19th century #27 Harvard Square was owned by Henry D. Austin. He was a son of William Austin, Gen. Nathaniel Austin's brother and political opponent. Henry D. Austin was a graduate of Harvard in 1839. According to T.T. Sawyer, "H.D. Austin" will be remembered for his active interest and ownership in Charlestown real estate. He was a lawyer by profession. From ca. 1880 until at least the early 1900's #27 Harvard Square was owned by John S. G. Whiting, physician.

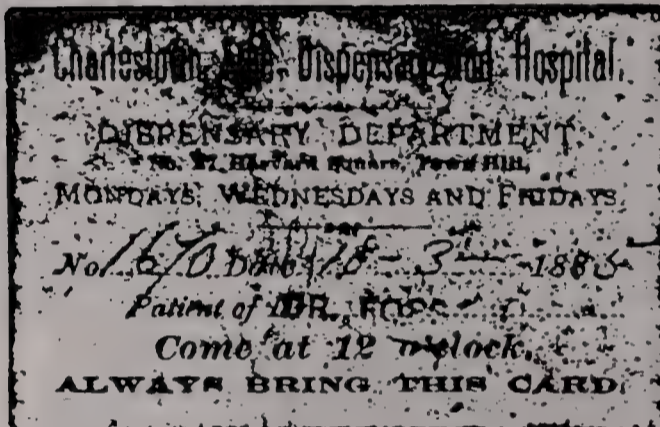
27 Harvard Sq.



27 Harvard Square - Robert Severy photo taken May, 1975. collec. S.P.N.E.A.

CH 82-A1

Dispensary ticket



Charlestown Free Dispensary & Hospital,
27 Harvard Square, Town Hill.

Numbered 1670, dated March 18, 1885,

Stamped by Dr. Forster. (see CHA-282 I1 & I2)

FROM - Wolcott Cutler's Slides of Old Charlestown
vol. I.

Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911.

Charlestown Directories - 19th c.

T.T. Sawyer - Old Charlestown p. 225

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

is this house's orientation to street and square. It stands with distinctive end wall gable facing Henley St - this end wall exhibits several curious features, namely a brick belt course between floors and 2 (a retardataire feature even for conservative Charlestown in the early 19th century - brick belt courses hark back to George Masonry architecture). Also curious are the small square windows of the brick gable which continue above roof level to serve as a sort of primitive fire wall. This house is one of a handful in Charlestown that possess an arched entrance - arched entrances in Charlestown architecture appear mostly on masonry row houses of the late 1820s/early 1830s - see forms on 7, 9, 11 Union St., 27, 29 Washington St., 24, 26 Adams St., 17, 19 Elmwood St.)

This house's construction date is difficult to pinpoint via deed research because it was part of the extensive real estate holdings of Henry D. Austin. He was the son of prominent Charlestown lawyer and politician William Austin. Henry D. Austin graduated from Harvard College in 1839. According to Timothy Thompson Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Sawyer "he will be remembered for his active interest and ownership in Charlestown real-estate." H. D. Austin was a lawyer by profession. He was a familiar figure in the streets of Charlestown, inspecting, improving and managing his properties. #29 Harvard Square remained under Austin family ownership until it was purchased by a James H. Deland on April 26, 1881. James H. Deland is listed in 1880's Boston Directories as an "express man." He owned this house until at least 1911.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Listed in Town Hill National Register District

57-23 Harvard St. COR. betw City Sq and Harvard Sq.

present original

1. 28N-12E SUB AREA Town Hill

1835-1836 Hunnewell - Century of Town Life (1888)
source

ARCHITECT Alexander Parris(?)
source

OWNER R Shadrach Varney

Lemuel Stetson - #7, G. Stanley - #9 source
Josiah Reed - #11, Eben Barker - #13,
Wm Henry - #15, Shadrach Varney - #17, James Hunnewell - #'s 19, 23
OWNER Josiah Barker - #21

original present

PHOTOGRAPHS CT-10-2/4-'87, CT-12-3/2-'87



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 (4th fl. added to #19) plus basement

ROOF Gable (Flat roof at #19) cupola - dormers 1 per bldg (except 19)

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
Other brick stonetrim concrete iron/steel/alum.

BRIEF DESCRIPTION Handsome row of nine Federal/Greek Revival row houses - facades follow curving path of Harvard St. Bldgs possess red brick, granite, brownstone materials, 3-bay main facades, side hall plans - with the exception of #19, these houses rise 3-stories from low granite faced basements to gable roofs. #19 has a flat roofed 4th fl. addition. Each house possesses a recessed and open entrance w/ well-crafted wood paneling still intact. Outer entrance enframements consist of brownstone Doric pilasters and heavy cornice headed entablature. Front doors flanked by multipane side lights and surmounted by transoms. Granite steps lead to front doors. In general houses exhibit simple brownstone sills and lintels and contain w/ wood sash. Cornices comprised of 2 rows of angled bricks. Bldgs enclosed by gable roofs w/ 1 gable roofed

EXTERIOR ALTERATION minor moderate drastic gable removed and 4th fl. added to #19
L#s 7-17, 21-23

CONDITION good fair poor LOT AREA 9=1450 11=1540 13=1552 sq. feet
15=1450 17=1500 19=1500 21=1650 23=1750

NOTEWORTHY SITE CHARACTERISTICS

dormer per bldg (except means of #19).
- side sq. sidewalk recessed tall
- wood chimneys and 4-bay x 2-bay
- wings (2-bay main block) Small round
- arched window appears on #23's
- side hall, just below the roof. Still
- intact on (Map) #'s 13, 19 and 23,
- 2nd fl. are ornamental cast-
- iron balconies, boarding characterized
- by large rectangular panels containing
- Chinese fret work flanked by narrow
- panels containing Greek key motif
- identical to wall-boarding at
- 3rd #2-OTIS house on President St,
- Beacon Hill.

SIGNIFICANCE (cont'd on reverse)

#7-23 Harvard St. is of major architectural significance within the annals of Charleston architectural history. Built in 1835-1836, this group of 9 late Federal/Greek Revival townhouses was the most extensive masonry row that had yet been built in the town. It ranks among the earliest masonry town house groups in Charleston, predating Decker Row (1836) and the Union Block at 112-116 Main St (late 1830s). #39-12 Adams St. (1828/29) is evidently the oldest masonry row in Charleston. #57-23 Harvard St. was a harbinger of the intensive 1840's/50's building boom which would transform Charleston

Bibliography - Maps - 1818, 1852

Atlas - 1808, 1875, 1885, 1892, 1901, 1911
Charlestown / Boston Directories - 19th c.
Middlesex Deeds #11 - 341: 238, 348: 359,
561: 393, 1151: 439, 1157: 341.
J. F. Hunnewell - Century of Town Life (1888) pg 97.
Charlestown Enterprise - Spec. ed. June 1893 - 'Charlestown
Citizen Part and Present' p. 19
"Charlestown Enterprise" - Anniversary Number 8 May 1909
Moved; date if known p. 20.

Listed in Town Hill N.R. District



Themes (check as many as applicable)

- | | | | |
|---------------------------|----------|----------------------------|-------|
| Aboriginal | _____ | Conservation | _____ |
| Agricultural | _____ | Education | _____ |
| Architectural | <u>X</u> | Exploration/
settlement | _____ |
| The Arts | _____ | Industry | _____ |
| Commerce | _____ | Military | _____ |
| Communication | _____ | Political | _____ |
| Community/
development | <u>X</u> | | |

Significance (include explanation of themes ch

From a semi-rural town of mostly wood frame dwellings to a more urbane city of many masonry rows of considerable substance (if not always style). #7-23 Harvard St. constitutes one of Charlestown's most memorable early 19th c. Streetscapes - its "wall" of chastely rendered masonry facades follows Harvard Street's curving path from Harvard St. southward down Town Hill to City Square. Here and there, this group's severely plain planar surfaces is relieved by wrought-iron cast-iron 2nd fl. ornamental banding featuring Chinese fretwork and Greek key motifs. Overtime many prominent Charlestown citizens have lived in this block, including #7-23 Harvard St's developer / supervisor of construction (?) Shadrach Varney, James Hunnewell, merchant and father of historian James F. Hunnewell (as an investment property) and ship yard owner, real estate developer Josiah Barker. The early history of this group is inextricably bound to that of the old First Parish Church on top of Town Hill - #7-23 was built on land formerly owned by the First Parish Church.

James F. Hunnewell notes that "when the old Parsonage lands were sold, the Parish Land Co. was formed and on that tract was built (1835-36) a block of nine brick houses, three stories, with granite basements, brownstone doorway frames and pitched roofs. They were not detached like the old houses and were the largest of their kind that had yet been raised in the town." Shadrach Varney, master smith at the Charlestown Navy Yard and developer / supt. of construction of the 6-unit Dexter Row (1836) was primarily responsible for 7-23 Harvard St's development. (see Form on Dexter Row). #7-23 was undoubtedly architect designed - Alexander Parrie and/or George Minot Dexter - both working at the Navy Yard along with Varney during the 1830's are likely candidates for authorship of this row.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

This group, may, in a sense, represent a product of the re-building fever that gripped Charlestown after the fire of August 1835 - therefore lived much of nearby City Sq. and the water front and an extensive rebuilding campaign, complete with wider streets and service alleys followed the conflagration - although 7-23 was not located near the "Burnt District", the trustees of the First Parish church evidently realized that the time was right to build. Prior to 1835, Harvard St (called Town Hill St. until 1835) was bordered by late 18th/early 19th c. masonry and wood frame detached houses surrounded by ample gardens - Town Hill still had a semi-rural village-scale quality.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) #7-23 Harvard St. introduced a more sophisticated, urban building form to Town Hill. The second chapter in Town Hill's urbanization would occur during the late 1850's with Moses A. Dow's development of masonry mansard houses at 18-24 and 34-38 Harvard St and 1-4 Harvard Pl.

In any event, this group's original owners included Lemuel Stetson at #7 (near the Municipal Bldg. at City Sq.), Gilman Stanley at #9, Josiah Reed at #11, Eben Barker - #13, William Henry - #15, Shadrach Varney - #17, James Hunnewell - #19 and 23 and Josiah Barker (#21).

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community: Charlestown	Form No:
Property Name: #s 7-23 Harvard St.	

Indicate each item on inventory form which is being continued below.

In 1875 this group's owners included Edward Knight "Coal and wood, Lockwood's wharf" - #7, Frances H. Hall (occ?) - #9, Eben Collamore (occ?) - #11, Sallie Barker, wife of Ebenezer Barker, county Commissioner - #13, Gordon B. Richmond, Supt. of Tucker Manufacturing Co - #15, N.F. Goldsmith (occ?) - #17, Freeman Russell, "produce dealer, 19 Merchant's Row, Boston, #19, Horatio Wellington, "Coal and wood", East Cambridge - #21 and Diana Hooton. For 51 years, Edward F. Barker was a resident of 13 Harvard St. He was born in Charlestown on April 14, 1840. After attending local public schools, Phillips Academy and Chauncy Hall School, Barker worked as a clerk to A. Sprague and Co. and remained there until 1861. He then went to the Navy as a Captain's clerk. From 1863-1866 he served as assistant paymaster in the Navy. He served under Admiral Farragut at Mobile. During the late 1860s, early 1870s he was again employed with A. Sprague and Co. In January, 1876, Mr. Barker was appointed Supt. of the delivery division. After living at 13 Harvard St. for 51 years, Mr. Barker moved to 56 Buckingham St. in Cambridge in 1891. In Charlestown he was a member of the Loyal Legion and a director of Bunker Hill Monument Assoc.

Horatio Wellington, #21's owner in 1875, was born in Lexington Ma. on Sept 6, 1817. He was a descendant of the Wellingtons who settled in Watertown, Ma. and later Waltham and Lexington Ma. during the 17th c. He was the son of Nehemiah and Nancy Stearns Wellington. He came to Charlestown in 1849. During the 1850s he worked in the milk business started by his father with brothers Jonas C. and Joseph A. At some point ca. late 1850s or 60s he purchased a coal wharf in East Cambridge. From 1872-1884 this firm was known as Horatio Wellington & Co. He served as a Charlestown city councilman from 1861-1866 and was an alderman in 1891. Horatio Wellington lived at 56 Monument Ave. during the last years of his life.

By 1892, this group's owners included Eliz. H. Knight - #7, L. Leonard Tr - #9, Emily C. Roberts - #11, Owen Doherty - #13, Patrick E. Dever "laborer" - #15, Mary E. Goldsmith - #17, F.W. Russell - #19, Rose Sullivan - #21 and Thomas Kean - #23.

By the early 1900s, this group's owners (based on 1901 atlas) included Ann Curran - #7, L. Leonard Tr - #9, Emily C. Roberts - #11, Owen Doherty - #13, Patrick E. Dever - #15, Mary E. Goldsmith - #17, Margt. Doherty - #19, Rose Sullivan - #21 and Thomas Kean - #23.

ADDRESS 16 Harvard St. COR. near City Square

NAME "Edward Everett Mansion"

present original
MAP No.

No 28N-12E SUB AREA Town Hill

DATE: 1814 local histories (Hunnewell, Sawyer, etc).
source

TEXT
source

OWNER:
source

Mathew Bridge
original present

GRAPHS CT- 6. 6/6- '87 - CT 12- 2/3, 4, 5, 6, 7- '87



TYPE residential single double row 2-fam. 3-deck ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

low hip cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick brown stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION High style Federal mansion - 5-bay x 2-bay main block - To rear is original 3-story ell and later (mid 19th c.) 2-story ell. Main block rises 3-stories from granite faced basement to low hip roof. Constructed of Flemish bond brick. Center hall plan. Particularly noteworthy is Ionic columned entrance porch w/ heavy entablature and deep cornice. Multi panel front door (original?) flanked by multi pane side lights w/ lower 1/4 of solid wood. Front door surmounted by elegant, elliptical fan light - still visible on fanlight's entablature - is pattern of 5-incised lines interspersed between stars. In general windows exhibit simple brown stone sills and wedge shaped lintels - brownstone trimmings are badly weathered

EXTERIOR ALTERATION minor moderate drastic
brownstone sills, lintels.

CONDITION good fair poor wood cornice in advanced state of decay. LOT AREA 4325 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Narrow front yard bordered by granite blocks, cast iron fence, stair rails are still intact. 3 granite steps lead to front door. Granite gate posts (substantial) appear at sides.

and are in need of immediate preservation action.
Windows - with the exception of small, square 3rd fl. windows w/ 3/3 wood sash - exhibit 6/6 wood sash. Window w/ keystone lintel at 2nd fl. center, may be replace - (Map) ment judging by surrounding brick work and ca. 1910's or 20's photo showing it line of larger window (Palladian originally?) of culminated in well-crafted, well-detailed pediment cornice w/ egg and dart, bead and reel courses and modillion blocks.

SIGNIFICANCE (cont'd on reverse)
Providing an elegant and memorable introduction to Harvard St's important collection of early - mid 19th c. residences, #16 Harvard St is of major architectural and historical significance at the national, regional, and state as well as local levels. This house is in need of immediate preservation action - its brownstone trimmings and wooden

At 175's 1868, 1875, 1885, 1892, 1901, 1911
 For further information on this
 house's ownership see Charleston
 Enterprise articles dated April 26, 1890,
 June 7, 1890 and Sept. 20, 1890.
CENTURY of Town Life - J.F. Hunnewell
 Moved; date if known

Listed in the Town Hill NR District



Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	X _____	Exploration/ settlement
The Arts	_____	Industry
Commerce	_____	Military
Communication	_____	Political
Community/ development	X _____	

Significance (include explanation of themes checked above)

Cornice are in an advanced state of decay. In addition, its masonry surfaces exhibit extensive passages of efflorescence - appropriate repointing treatments should be at high priority here.

Architecturally, #16 Harvard St. is significant as Charleston's most stylish and substantial masonry Federal house. Charleston's most elegant entrance treatments with well-proportioned side lights and elliptical fanlight (w/ well detailed molding). Evidently this house represents the work of an architect and may be attributed to Charles Bulfinch, Asher Benjamin etc. The handsome, Ionic column entrance porch represents a ca. 1830s or 1840s addition.

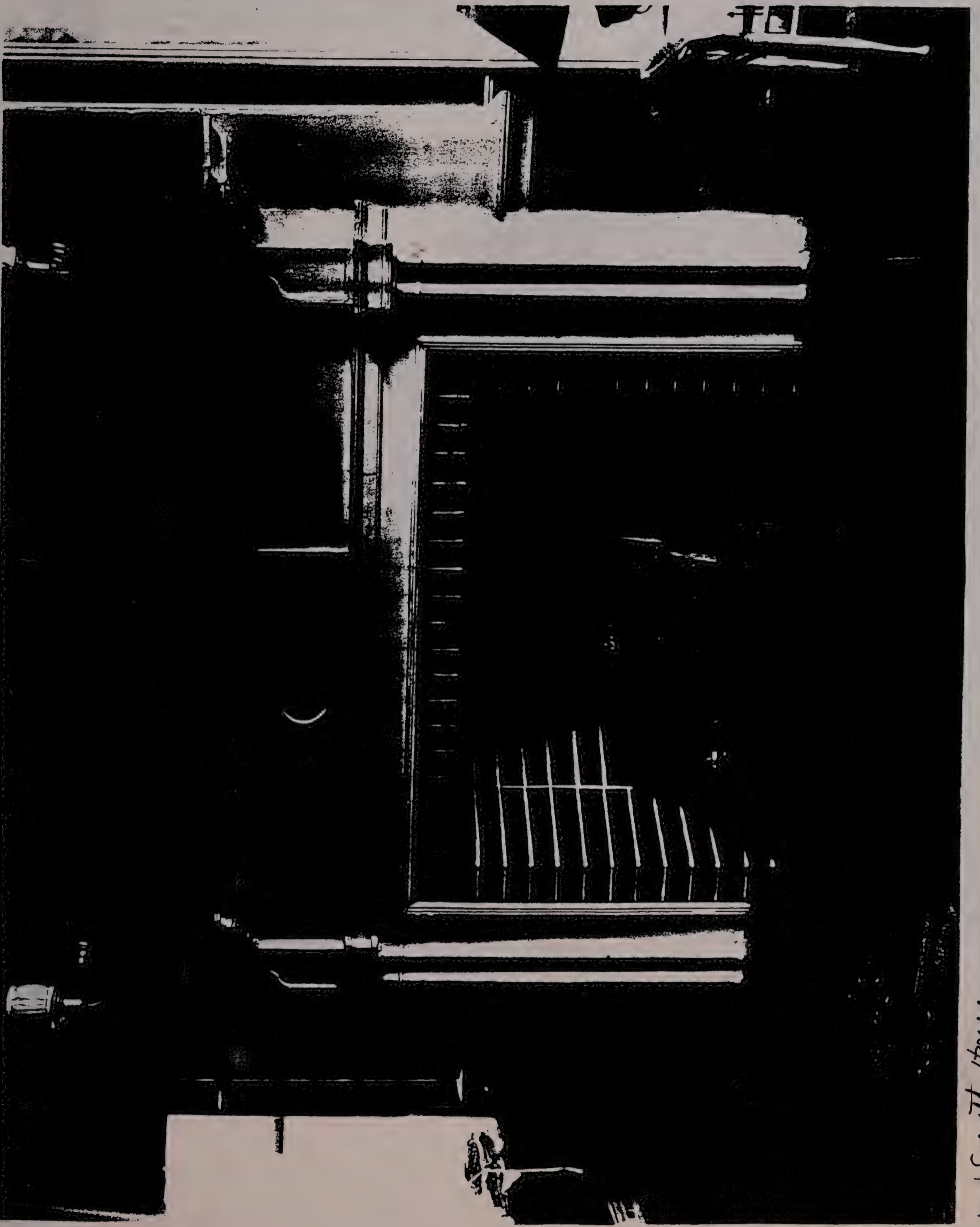
This house is of great historical significance via its association with men whose importance transcends the purely local level. This house's best known owner/occupant was Edward Everett. He lived at #16 Harvard St. from 1830 - 1836. During his long and distinguished career - he was a representative to the U.S. Congress (1825-1835), Governor of Massachusetts (1836-1840), minister to England from 1841-1845, president of Harvard College (1846-1849), secretary of state from November 1852 to March 1853 and U.S. Senator 1853/54. In 1860 he

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

was candidate of the conservative party for Vice President of the U.S. This house was built in 1814 by well-to-do Charleston merchant and ship owner Mathew Bridge. He served in the state Legislature (1803, 1808) and in the State Senate (1809 and 1812). He lived in a large wood frame house on or near the site of the present Harvard Place. Bridge died shortly after this house's completion in 1814. Later owners included Bridge's son-in-law Seth Knowles, one of the original members of the Bunker Hill Memorial Assoc. During Knowles' occupancy, Lafayette

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) was entertained in this house (June 17, 1825). William Carlton, founder of Northfield College in Minnesota. He prospered as a manufacturer of lamps and gas fixtures. He lived at #16 from 1837-1863. The next occupant was Ezra Trull of Trull Brothers, Distillers (1863-1872). From 1872-1887 this was the residence of Francis Childs - member of the Board of Aldermen (1862-63), state Senator (1863, 64) and member of the Governor's Council (1877-78)

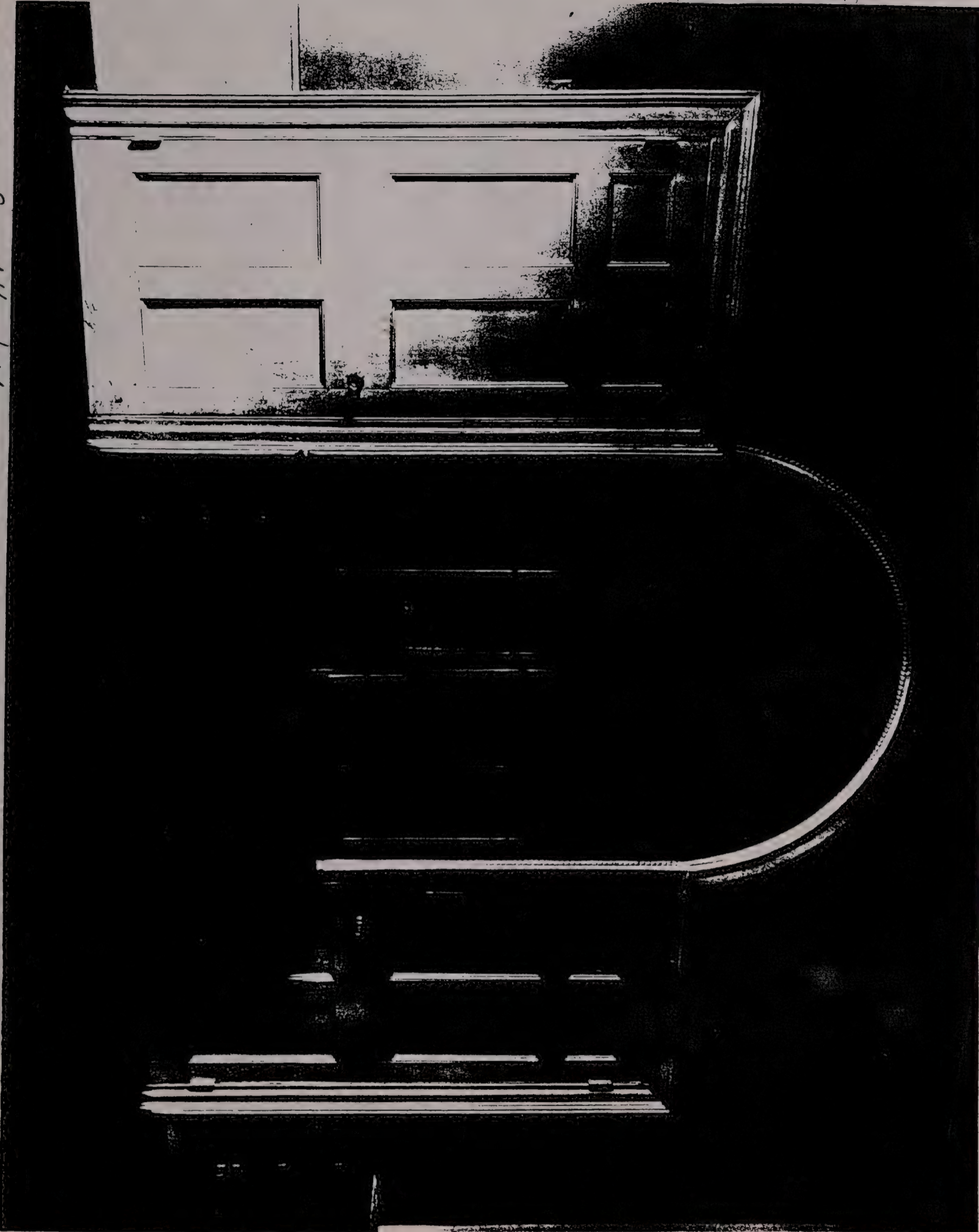
No. ~~112~~
Harvard St

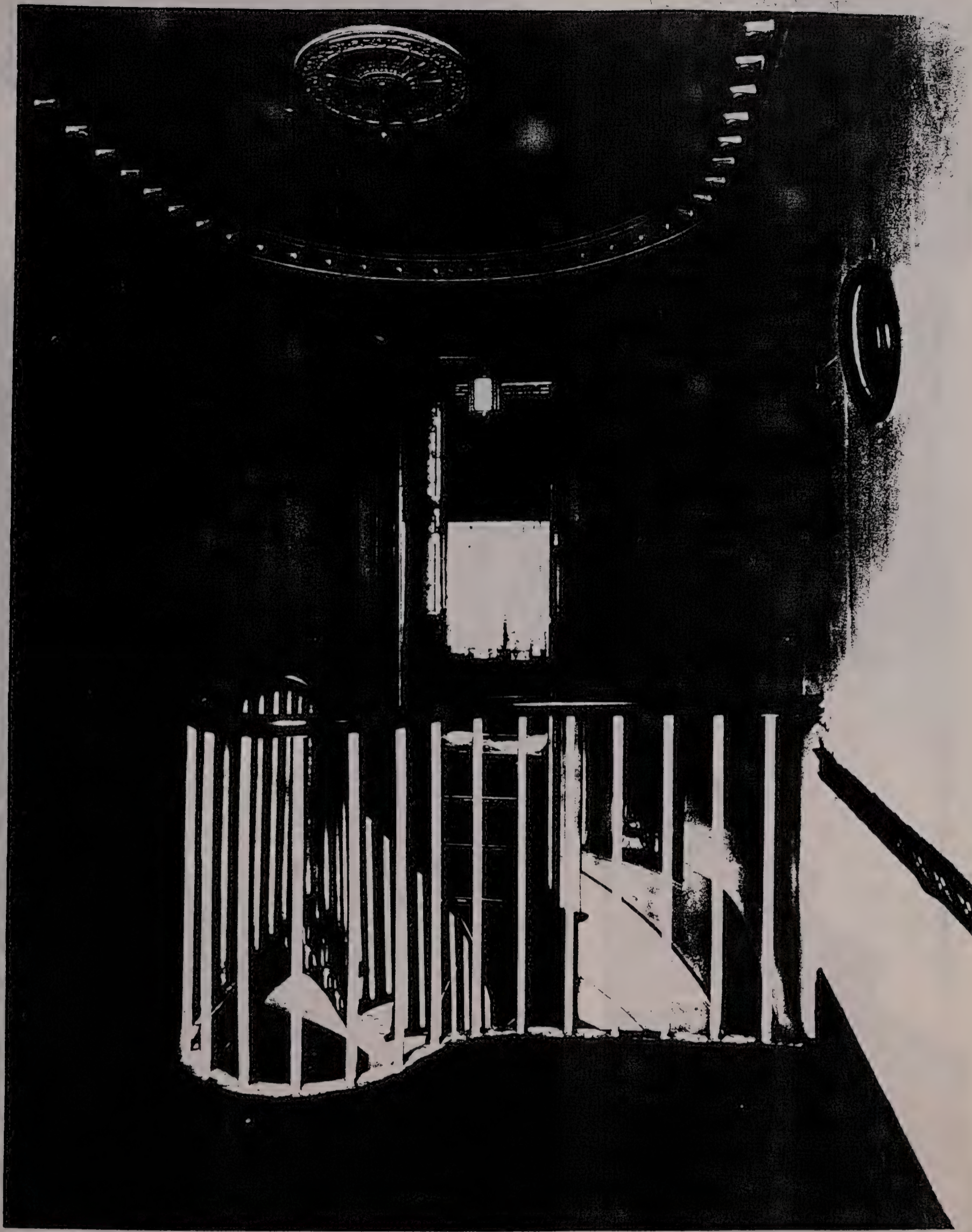


Edward Everett House
16 Harvard St.
Charlestown, Ma.

16 Harvard St.

S.P.N.E.A. Sew. Sweet the folder
Edward Sweet the
16 Harvard St.





P.N.E.A.

Edward Everett House
6 Howard St., Charlestown, Ma.
c. 1930's



Edward Everett House
16 Harvard St.
Charlestown, Ma.
Ca. 1930's

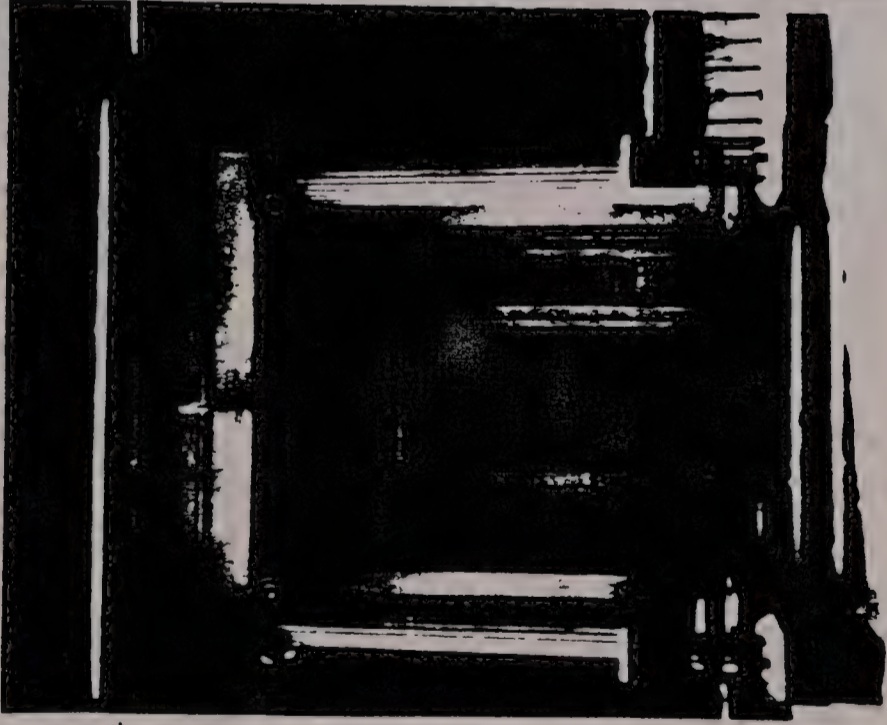
S. P. N. E. A.



S. P. N. E. A
Edward Everett House
16 Howard St.
Charlestown, Ma.
c. 1930's

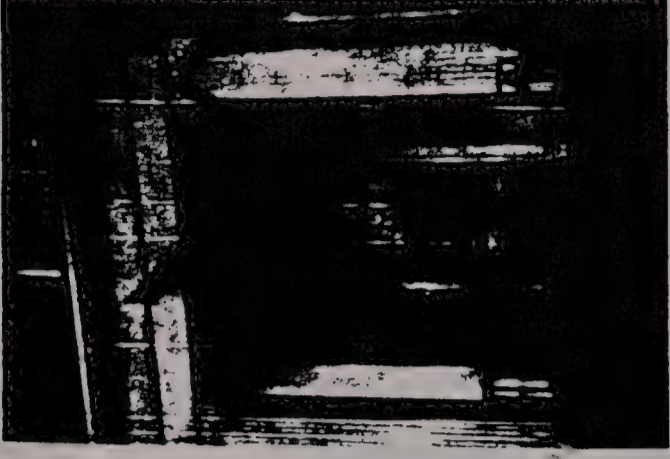
CHA 282-A3

Porch & Doorway
of Everett
Mansion
16 Harvard St.



CHA 282-A4

"Porch & Doorway" of
Everett Mansion,
16 Harvard Street.

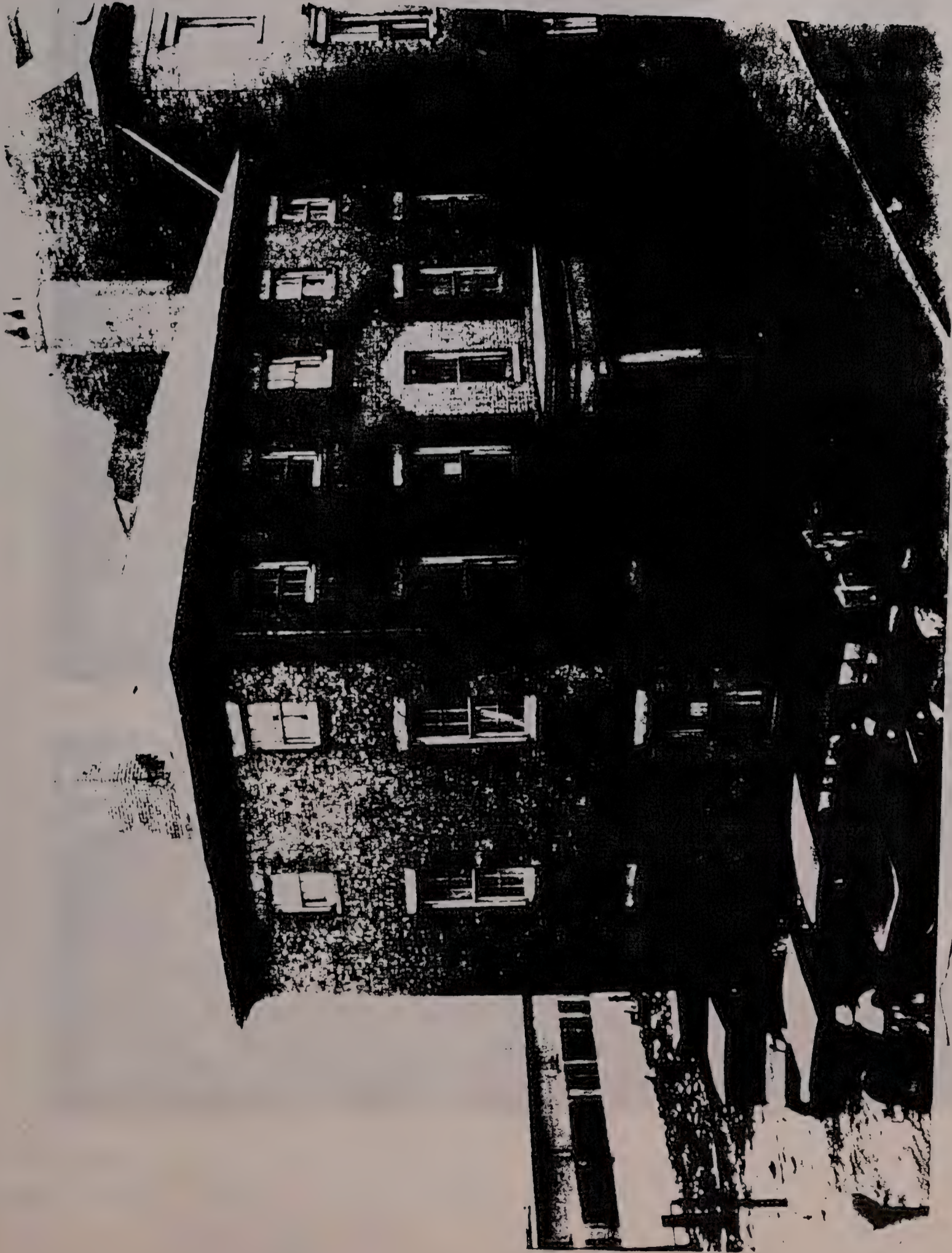


From 1849 to 63 this house was occupied by William Carleton, who gave \$50,000 (and his name) to Carleton College, Northfield, Minnesota. He learned the trade of tinman, & later rose to be head of one of the largest lamp & gas fixture factories in the country. A leading member of the Winthrop Church, and built in 1863 his final residence at Mon't. Square.

Photo by Rev. Wolcott Cutler

Photo by Rev. Wolcott Cutler 1952
(Bantam #115:5)

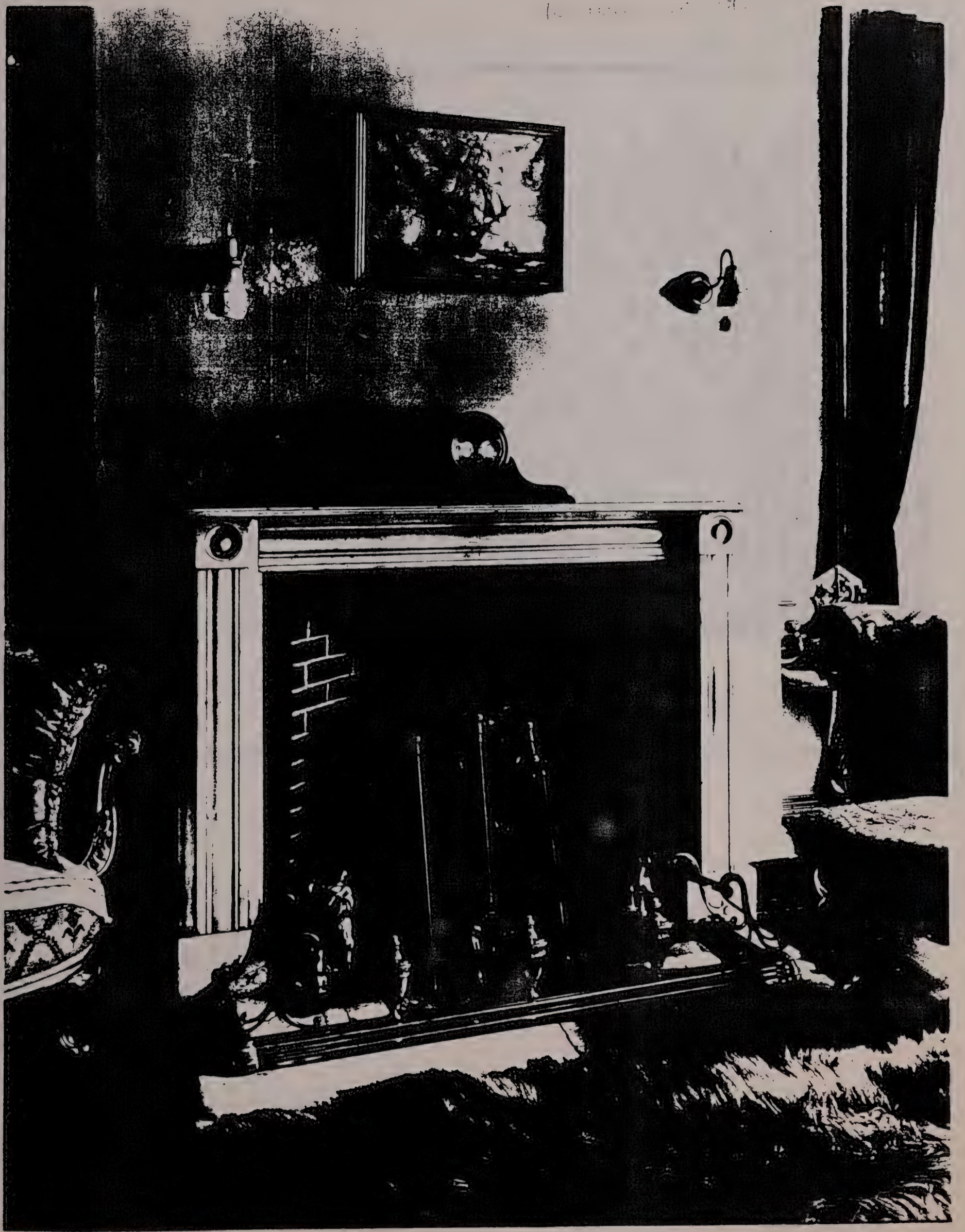
16 Harvard St.



S.P.N.E.A.
Edward Everett Hall
16 Harvard St.
c. 1910's or 20's

Note on photo:

Ford Buys Everett Mansion
Henry Ford has purchased the Colonial
mansion of Edward Everett, orator, diplomat
Governor and College President at C-Town, Mo.
The building will be used as a winter home.



10. 11. 1930

S.P.N.E. A.
Edward Everett House
Charlottesville, Va.
c. 1930's

of having once encountered a highly respected deacon as he was looking over the garden fence. Said the doctor, "... We ought to thank Mr. Knowles for this fine show of beautiful plants and flowers". Said the deacon, "Yes, ... but is it wise to spend so much time and thought on such frivolous things? It seems as if our friend's thought should be on more serious matters."

(see Sawyer "Old Charlestown"
p.232)

CHA 282-A2

FIREPLACE AND MANTLE
IN EDWARD EVERETT
HOUSE

(loaned by Society
for Pres. N. E.
Antiquities.)



in an upstairs bedroom. Congressman Everett, a few years before the time of his election as Governor in 1836, moved to this house from Winter Hill, and during the seven years of his life here took an active interest in the Charlestown Lyceum and was a regular attendant at the Harvard Unitarian church. In 1841 he was sent as minister to England. From 1846-49 he served as president of Harvard College. His public addresses in Charlestown, 1826-61, include one on September 26, 1828, on the completion of the Harvard Monument in the Phipps St. Burial Ground as the result of a suggestion he himself had made at a dinner party a year before. The house was later purchased by Mr. Wm. Carleton, the founder of Carleton College in Northfield, Minn., who lived there until 1863. It then became the house of Ezra Trull, and was purchased from him by Francis Childs who occupied it until 1887. During the first World War it was taken by the YMCA to provide extra sleeping quarters.

*N.B. Identical fire place & mantle in
The Goodwin House, cor. Rutherford Avenue
and Union Street. of # 483AB.*

The Harvard St.

#16 Harvard St, rear wall & ellis - April, 1987



Harvard St. streetscape April, 1987



CHA 281-B1

ANCIENT CISTERN
UNDER
HARVARD SQUARE,
CHARLESTOWN



This old underground water supply was presumably for fire protection. The cistern must have been 20 feet in diameter. The arched roof was of brick supported by a central pillar of brick from which the arched ceiling rose.

Filled in during May, 1950.

Photo by Rev. Wolcott Cutler. Bantam #12 B:2

CHA 282-A 1

EDWARD EVERETT
MANSION
16 Harvard St.



(photo by
Wolcott Cutler)

Built by Matthew Bridge, ship owner and merchant, and at his death in 1814 inherited by his daughter the wife of Seth Knowles, who was one of the founders of the Harvard Unitarian Church and one of the first directors of the Bunker Hill Monument Association. Seth and Sally Knowles lived here until 1830. On June 17, 1825, when General Lafayette and Daniel Webster were in Charlestown, Mrs. Webster and many of the visiting ladies assembled in this house in preparation for the ceremonies. The garden below this house used to run eastward to the Square and contained several English walnut and other beautiful trees. A physician of those days, Dr. Abraham R. Thompson, used to love to ride his horse past this particular garden, and tells

16 Harvard St.



ADDRESS 18-24 Harvard St. COR. Harvard Pl.

NAME _____
present original

P No. 28N-12E SUB AREA Town Hill

DATE late 1850's Middlesex Deeds
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Moses A. Dow
original present

PHOTOGRAPHS CT 12. 2/2-87

TYPE (residential) single 2 doubles row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement, mansard

ROOF Mansard cupola — dormers 1 dble, 1 single per roof slope.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick brown stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Two pair of Italianate/Mansard double town houses. Rise
3 stories from low, granite faced basement to Mansard roof, side hall plans.
1-bay main facades. Deeply recessed entrances w/ round brownstone keystone
arches edged w/ rope moldings. Entry walls faced w/ well crafted wood panelling.
Entrance doors mostly intact. In general windows exhibit simple sills and cornice
adorned brownstone lintels. Oracles (wooden) project from 2nd fl. Center of main facades.

INTERIOR ALTERATION Minor moderate drastic

CONDITION good-fair poor Extensive weathering 18-1253
of brown stone trim LOT AREA 20-1734 sq. feet
22-1694
24-1249

NOTABLE SITE CHARACTERISTICS _____

Roofs culminate in wooden cornices
Closely spaced brackets.
Mansard slope of main facade
exhibit 1 pedimented double
dormer and 1 pedimented
single dormer per building.

SIGNIFICANCE (cont'd on reverse)

Together with #'s 1-4 Harvard Pl. to the
rear, #'s 18-24 Harvard St. form an
interesting, architecturally distinguished
enclave of stylish, substantial ca. late
1850's Italianate/Mansard houses.
#s 18, 20 and 22, 24 Harvard St. flank
the entrance to Harvard Place. These
buildings are key components in a

Bibliography - Maps - 1868, 1875, 1885, 1892, 1901, 1911.
Atlases - 1868, 1875, 1885, 1892, 1901, 1911.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

remarkable streetscape of early-mid 19th c. row houses.
#s 18-24 Harvard St. facing the curving wall of #s 7-23
Harvard St. - Charlestown's first extensive townhouse row (1835).
#18 Harvard St. is next door to the Edward Everett House -
Charlestown's finest masonry Federal house.

#s 18-24 Harvard St. were built ca. late 1850s as an
investment property for well-to-do Waverly Magazine owner,
real estate speculator Moses A. Dow. Dow owned these
houses until his death in 1886. These houses were later
owned by Dow estate trustees and Dow's daughters
Emma J. Cutter and Mary D. Scott. For more information
on Moses A. Dow and his Harvard St. luxury housing
development see Forms on #28 Harvard St., 1-4 Harvard
St., 34-38 Harvard St. and 5 Washington St.).

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Listed in the Town Hill National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Bibliography - Maps - 1818, 1852

Atlas - 1868, 1875, 1885, 1892, 1901, 1911

"Charlestown Enterprise" - special ed.

June 1893. "Charlestown Citizens Past and Present" - bio. sketch of Mosee A. Dow.

Moved; date if known Hunnewell - A Century of

Mosee Dow obit. - "C-Town Enterprise" - June 26, 1886) Town Life Themes (check as many as applicable) (1888)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science	_____
The Arts	_____	Industry	_____	inventive	_____
Commerce	_____	Military	_____	Social/ human	_____
Communication	X	Political	X	Transportation	_____
Community/ development	X				



Significance (include explanation of themes checked above

among the very few mid 19th century mansion scale residences located outside of Monument Square and immediate vicinity.

Thirdly this house provides a glimpse of the home of a well-to-do mid 19th century Charlestown magazine publisher/real estate tycoon - Mosee A. Dow (1810-1886), publisher of the Waverly magazine, developer of substantial commercial blocks in Charlestown and Stoneham, Ma. and transformer of Town Hill from rundown neighborhood to elite enclave. He lived at #28 Harvard St. from ca. 1858-1886.

Architecturally, #28 Harvard St. is a grand summation of the town house architecture embodied in the Dow developed residences at 1-4 Harvard Pl.; 18-24, 36-38 Harvard St. and 5 Washington St. #28 is much wider and deeper than the above mentioned Dow houses. At #28 Harvard St. ornamentation is more lavish than that of the other town houses - here, entrance enlargements consist of pannelled pilasters, dentilated entablature and above all, the acanthus leaf ornamented console brackets of the door hood. Unfortunately weathering had adversely affected the porous brown stone trimmings - most of the brownstone cornice headed lintels are no longer extant.

#28 Harvard St. has significant historical associations with Mosee A. Dow. Born in Littleton, N.H. May 27, 1810, Dow came to

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Boston in 1829. He began as a journeyman printer - evidently... Dow's life provided lessons in perseverance as he failed eight times - before age 40 - in businesses related to job and newspaper printing. In 1850, while engaged as a journeyman printer on the Boston Daily Traveller, he conceived the project of starting the Waverly Magazine. Five or six years after its founding, the Waverly Magazine was a success but not before Dow lost money on the project. He prepared the Waverly

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Magazine's copy and did the editorial work at home in the evenings. Built at a cost of \$25,000 (comparable in price to the Mansron-scale brown stone houses bordering Blackstone Park in Boston's South End during the mid 1850s), 28 Harvard St. is symbolic of Dow's hard won success in the magazine business and shrewd real estate investments. It was Dow who single handedly upgraded Harvard Hill from a decaying residential backwater to a fashionable neighborhood.

Ⓢ listed in the Town Hill National Register District

BOSTON Landmarks Commission

Community:

Charlestown

Form No:

Property Name: 28 Harvard St.

Indicate each item on inventory form which is being continued below.

Regarding Harvard St's late 1850's urban renaissance, Dow was praised for "his faith and confidence in Charlestown as an abiding place." #28 Harvard St. was built near the site of the old wood frame Mathew Bridge house - this house was demolished ca. 1858 to make way for Dow's residential development. [Bridge's brick mansion, built shortly before his death in 1814, is still extant at #16 Harvard St. covering what was once the lower portion of the Bridge garden]. Over time, Dow's real estate investment became very large - perhaps his crowning development achievement was the Waverly House. Built in 1865 at City Square (now the site of the soon-to-be-demolished Army Navy Y.M.C.A.), the Waverly House was a combination publishing house/hotel. Evidently Dow's real estate ventures were far flung - he built a large block of stores (known as the Dow Building) in Stoneham Ma ca. late 1860's (?) He also built the Central House in that town. Mr. Dow was briefly involved in politics. He was a member of the state senate in 1867 but declined reelection and also vetoed a run for Mayor of Charlestown. Dow died in June, 1886. At the time of his death his estate was appraised at \$893,845.78 - of this \$454,000.00 comprised real estate with \$439,845.78 decubed as "personal estate". From the late 1880's until the early 1900's #28 was owned by Joseph H. Cotton, an executor of the Dow estate. By 1911, Dow's daughter Mary D. Scott owned #28, [Mary E. Scott, wife of Rev. George Scott and Emma Jane, wife of Leonard F. Cutter inherited the bulk of Dow's real estate]

Harvard St. in the earliest days, was known as Town Hill - the hill circumscribed by Harvard St., City Square and Main St. was variously called Burial Hill and Windmill Hill during Colonial times. Town Hill^{st.} was changed to Harvard St. on November 7, 1836. All the Harvards - the street, place and Square were named for Rev. John Harvard, founder of Harvard College and pastor of Town Hill First Church.



MOSES A. DOW.

MOSES A. DOW was born in Littleton, N. H., May 27, 1810. In 1829, at the age of nineteen years, he came to Boston, having previously learned the "art preservative of arts" in Haverhill, New Hampshire. He began as a journeyman printer and made several starts in business on his own account in the job printing and newspaper line. At the age of forty years he had made eight such starts, all failures. In 1850 while pursuing his labors as journeyman printer on the Boston Daily Traveller, he conceived the project of starting the Waverley Magazine. After many difficulties he got it under way and issued an edition of 3000 copies. For four months he continued to issue the magazine at a loss. He prepared the copy and did the editorial work at home in the evening, and during the day labored at the case. At the end of five or six years he was able to build a \$25,000 house for himself, besides twelve other first-class houses all in the same locality, Harvard Street, changing what was at the time an undesirable locality, to a select neighborhood.

His success with the Waverley Magazine was so great that he was enabled to continue his building operations and his real estate investments became large. He built the Waverley House in this district, in 1865. It was opened with great eclat, the city government of Charlestown being present and Mr. Dow being tendered a reception and banquet. He began operations in Stoneham and built a large block of stores, the block being known as the Dow Building. He also built the Central House of that town. Mr. Dow was a member of the State Senate in 1867 and declined a re-election. He also declined a nomination for mayor of Charlestown. He took very little interest in politics. He was married October 20, 1834, in Andover, to Elizabeth Taylor Houghton. They had three children, two of whom are now living, Mary E., wife of Rev. George Scott, and Emma Jane, wife of Leonard F. Cutter. Mr. Dow died June 22, 1886. Mrs. Dow lives in Brookline.

From: "Charlestown Enterprise"
Special edition - June, 1893
"Charlestown Citizens Past
and Present" p. 32

Bibliography - Maps - 1818, 1852

At lases - 1868, 1875, 1885, 1892, 1901, 1911

Listed in Town Hill NR District

Charleston Directory - 1870s

Middlesex Deeds - #32 - 474:108, 731:336, 751:362

and 1254:293. #2 - 474:108, 489:451, 801:289, 1031:334.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	I
Agricultural	_____	Education	_____	I
Architectural	X	Exploration/ settlement	_____	I
The Arts	_____	Industry	_____	I
Commerce	_____	Military	_____	I
Communication	_____	Political	_____	I
Community/ development	X			



#2 Washington St.

Significance (include explanation of themes checked)

structural forms (cornels and bow fronts) in evidence at #5 34-50 Harvard St (briefly interrupted by Washington St's intersection with Harvard St. and continued via the bow fronts 30,32 Harvard St. and 2-Washington St. Entering the entrance to the first bow front house of the trio (after Washington St.) is located at the end wall gable facing Washington St (#'d 2 Washington St.) - rather than on the Harvard St. side (sort of the masonry equivalent of 14 Concord St. on the other side of Breads Hill - see form on 14 Concord St.)

Evidently this trio was built by Boston housewrights Samuel S. Cudworth and Job A. Turner - further research in Boston Directory is needed to establish the time frame of activity in Boston building trades for these housewrights. Samuel S. Cudworth is also credited with the ca. 1852-1853 bow front row houses located at 42-48 Harvard St. #32 Harvard Street's deed chronology may be traced back to 22 November, 1845 - at that time Richard Harris of Boston sold #30 32 Harvard St / 2 Washington St's land (55' on Harvard St.) to Job A. Turner and Samuel S. Cudworth, Boston housewrights, for \$4,112.00. The Harris, Turner, Cudworth deed

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) mentions that this transaction did not include "all that part of a lot of a lot of land which the town of Charleston has taken for a highway to widen said Arrow St. measuring about 3' in width (The segment of Washington St. between Harvard St and Devens St was originally called Arrow St - the second segment of Arrow St extended from Devens St. "dead ending" at Hurd's wharf on the Charles River (see 1818 Peter Tufts Map). This deed also stipulated that "the owners along the southern edge of the Arrow an

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Harvard St. property (#2 Washington St) may not have the right to have windows opening on the southerly side of the premises." Cudworth evidently owned #32 Washington St. from 1846-1856. From 1856-1873 Lucius Dickenson, trader owned #32. From 1873 - ca. 1880 #32 was owned by Phillip Doherty, merchant factor 24 City Sq. Similarly, #2 Washington St's deed chronology may be traced back to Cudworth and Turner, with the first mention of "the buildings thereon" in a deed dated 3 July 1846 - at that time Turner sold his share of #2

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community:

Charlestown

Form No:

Property Name: 30, 32 Harvard St
2 Washington St.

Indicate each item on inventory form which is being continued below.

to Samuel Cudworth for \$6,000.00. During the 1850's, #2 Washington St. was owned by Warren P. Tyler of Newton, Md., merchant tailor and Amos Roberts of Charlestown, grocer. By 1868, #2 Washington St. was owned by Albert Conant "looking glasses", 105 Hanover St., Boston. Conant owned this house until ca. 1890. Later owners included William F. Wills, "liquors", 5 Charlestown St., Boston (1890's) and Alice Riley (early 1900's).

Further research is needed on #30 Harvard St's deed chronology. In 1875, the house owner was T. S. G. Robinson, "agent", E. Gray and Co. Furniture, 92 Main St. By 1885 stable owner J. B. Rideout (late 19thc. owner of #1 Prescott St. as well) owned #30. By 1892 L. Leonard Trustee, owned #30. During the early 1900's an E. O'Donnell owned #30.

Harvard St. (and the segment of Washington St. between Harvard and Deven Sts) is a very old thoroughfare originally called Town Hill St. Its path is part of Town Hill's remarkably intact, organic mid 17thc. (possibly as early as the 1630's street scape). Town Hill was variously known as Burial ground and Windmill Hill during Colonial times. Town Hill St. became known as Harvard St. during the mid 1830's - it was named in honor of John Harvard, founder of Harvard College and a minister of First Parish Church in Charlestown. In the annals of Harvard St's 19thc. residential development history, #'s 30, 32 Harvard St / 2 Washington St. stand midway between the First Parish Church's extensive ca. mid 1830's row of masonry houses at 7-23 Harvard St. (developed by Shadrach Varney and others) and the extensive townhouse development of Moses Z. Dew during the late 1850's (encompassing 18-24, 34-38 Harvard St.; 1-4 Harvard Pl. and 5 Washington St.).



ADDRESS 34, 36, 38 Harvard St COR. Washington St

NAME present original

MAP No. 28N-12E SUB AREA Town Hill

DATE ca. 1855 - 1860 Local histories, Charlestown Enterprise source

ARCHITECT source

BUILDER source

OWNER Moses A. Dow original present

PHOTOGRAPHS CT-9. 4/3-'86

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement, mansard

ROOF Mansard cupola — dormers double, 1 single per bldg.

MATERIALS (Frame) clapboards, shingles stucco asphalt asbestos alum/vinyl
(Other) brick/granite/brstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Trio of elegant red brick, granite/brown stone trimmed town houses. Side hall plans, 3-bay main facades. Rises 3-stories from rusticated granite block base ment to straight sided mansard roof. Deeply recessed entrances surmounted by arch w h exhibits spring blocks, rope molding and keystone. short flights of granite steps lead to front doors, enti walls are covered w/ well-crafted wood panelling. still intact are the Victorian, multi panel front doors (double) on all 3-houses. In general, windows on all floors exhibit brown stone sills and cornice headed lintels and contain 2/2 wood sash. In the center of each facade at the second floor is an oriel window w/ dentilated cornice. These houses culminate

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 34-1289
36-1335
38-1418 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominently sited on corner lot at top of Harvard Hill (formerly Town Hill). Faces John Harvard Mall.

in a bracketed cornice w/ fascia boards and dentil course. This group is crowned by a straight-sided mansard roof w/ one single and one double pedimented dormer per roof slope. Located at the Harvard/Washington str corner (Washington St. side), between the 1st and 2nd fls is a plaque composed granite(?) which reads (in incised letters) "Washington Street".

SIGNIFICANCE (cont'd on reverse)
Along with 18, 20, 22, 24 Harvard St, 1, 2, 3, 4 Harvard Place and 5 Washington St, this trio of elegant staliuete/Mansar town houses contributes an elegant residential enclave created by printer, publisher, real estate speculator Moses A. Dow. Built ca. 1855 - 1860, #'s 34, 36, 38 Harvard St are architecturally

Bibliography - Maps 1818, 1852

- Atlas - 1868, 1875, 1885, 1892, 1901, 1911
- "Charlestown Enterprise" - special June 1917 -
- "Charlestown Citizen Past and Present"
- "Charlestown Enterprise" June 26, 1886 - obit Mosee A. Dow
- "Charlestown Enterprise" - Sept. 20, 1890

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Significant as well-preserved examples of stylish mid 19th century Italianate / Mansard housing. This trio's second floor oriel windows continue the rhythmic repetition of projecting forms initiated by the bow fronts of 42-48 Harvard St., next door, - in other words #s 34-38 Harvard St. is a key component in the "wall" of masonry buildings lining the southwestern side of Harvard St. between Main St. and Washington St.

Built ca. 1855-1860 for printer/publisher Mosee A. Dow, #s 34-38 Harvard St. was part of Dow's "courageous project for the improvement of Charlestown property". [see forms on 28 Harvard St, 14 Harvard Pl.] Dow is credited with plans forming Harvard St from "an undesirable locality" to "a select neighborhood". For many years Dow lived at 28 Harvard St. Mosee A. Dow was publisher of the Waverly Magazine, developer of the Waverly House at City Sq (a hotel and office for his magazine) and a shrewd real estate speculator. For more biographical information on Dow see form on 28 Harvard St. Dow owned #s 34, 36, 38 Harvard St. until his death in 1886. By 1892, this trio was owned by Joseph H. Cotton, a trustee of Mosee.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

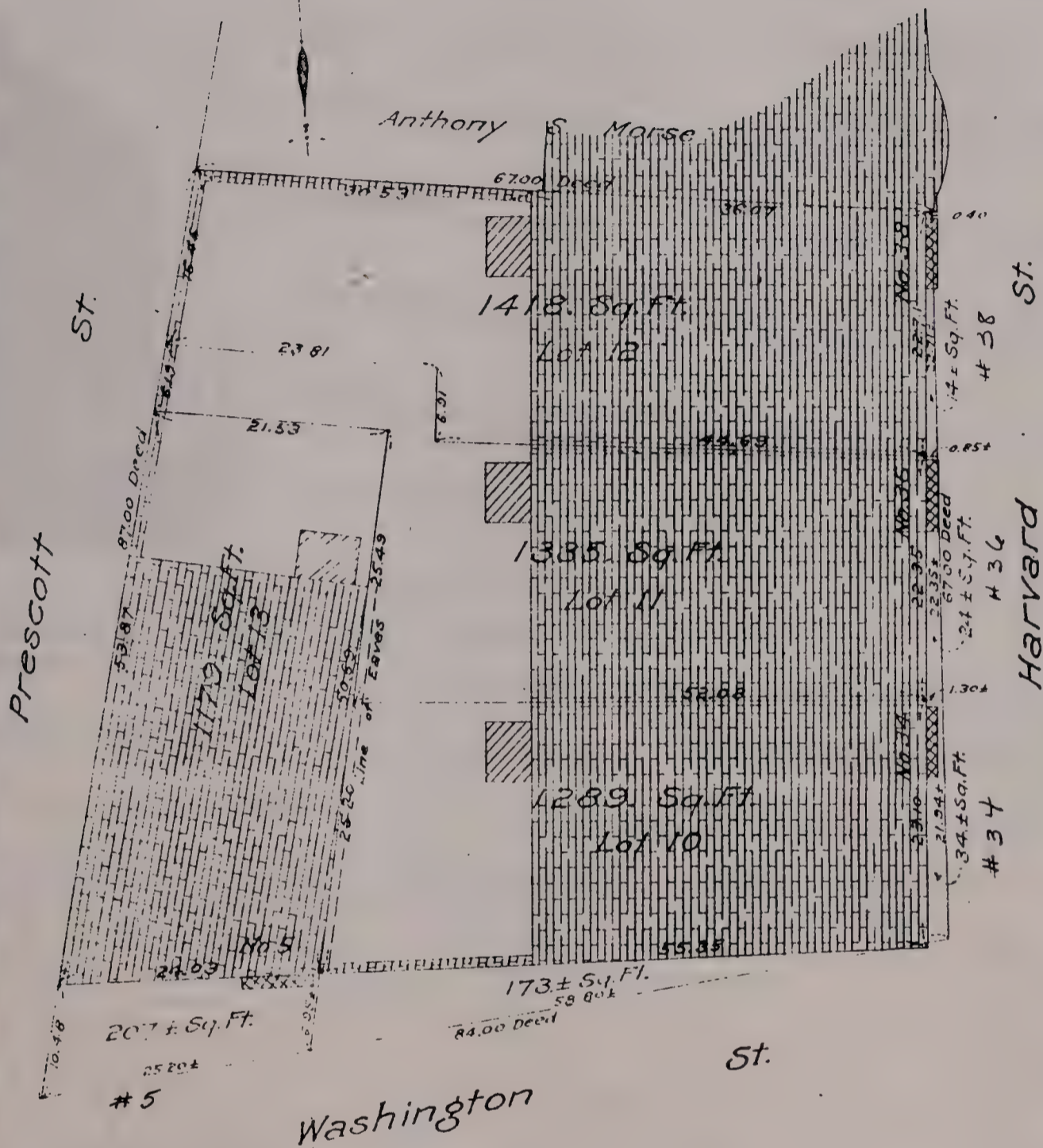
Dow's estate. Born in Tufftonboro, N.H. on August 27, 1833, he came to Charlestown in 1855. Cotton subsequently became a prominent lawyer - his office was at 15 City Sq. Beginning in 1874 he was a special justice of the Charlestown Court. For many years he was active in Republican politics. By 1911, #34, 36 was owned by Emma J. Cutter, while #38 was owned by Mary D. Scott.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Note: These houses lot appear to have been acquired by Dow on June 9, 1857 from James H. Conant - see Middlesex Deed 761:369.

Listed in Town Hill NR District

RE: 34, 36, 38 Harvard St
Charlestown



(Part Two)
 Plan of an Estate in Charlestown, Mass.
 belonging to
 The Heirs of Moses A. Dow.

Scale - 8 feet to an inch. Wm. J. Sullivan, Surveyor.
 Boston, July 9, 1902.

A True Copy.
 Reduced to scale 12 feet to an inch.

Sirney H. McLean, C.E.

Note - Old deeds speak of drain through rear of Lots
 10-11-12 with rights of Morse and others to use the same.

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Bibliography - maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Charlestown/Boston Directories

Middlesex Deeds - #46 - 432: 198, 591: 227, Vol. 567; 1031: 414.

Listed in Town Hill NR District

Moved; date if known

Hunnewell - A Century of Town Life - 1888

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____
Agricultural	_____	Education	_____
Architectural	<u>X</u>	Exploration/ settlement	_____
The Arts	_____	Industry	_____
Commerce	_____	Military	_____
Communication	_____	Political	_____
Community/ development	<u>X</u>		



Significance (include explanation of themes checked above)

one of Charlestown's more memorable streetscapes #s 42 - 48 Harvard St. represent a rather conservative foray into Greek Revival bow front town house architecture. These houses possess the broad bow fronts and Greek Revival pedimented lintels characteristic of ca. 1840's - early 1850's Boston area residences of this type.

Judging by #46's deed chronology, these houses were built ca. 1852-53 by Samuel C. Cudworth of Boston (further research is needed in 19th c. Boston Directories to realize a time frame for Cudworth's career.) In any event, Cudworth paid Solomon Hovey, of Charlestown, "gentleman", \$5,000.00 for #46's lot (Hovey had purchased this lot - and the other 3(?) from Elijah Hadley in 1843). Cudworth, in turn, sold the completed #46 along with its lot to Luther Smith of Pepperell, Mass., yeoman for \$5,400.00. #46's lot appears as Lot #3 on "A plan of the Hovey Estate in Charlestown drawn by A. Wadsworth Dec. 24, 1852. Luther Smith, in turn, sold #46 to William Hunt of Salem for \$7,250.00 on July 18, 1868.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

In 1874, William Hunt is not listed at #46 but rather a Lewis Hunt "hardware and cutlery", 111 Main St., house 46 Harvard St. Other owners of the group in 1874 included: Mrs Albert A. Frost, - #44, A.S. Morse - #42 and Uriah W. Carr, "wines and liquors", 123 Haverhill St, Boston, house 48 Harvard St. By 1892, this group's owners included Anthony S. Morse, "hardware and galvanized ship chandlery" - 210 Commercial St. - #42, John Doyle, "watchman", F.R.R. - #44, Existe Laviree, lumber - #46 and Lucretia T. Carr - #48.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

owners in 1911, included H. A. and L. E. Morse #42, John Doyle - #44, Mary Kiernan - #46 and B. Keah - #48.

Note - #s 42-48 occupy the site of Richard Hunnewell's Pre 17 estate - after the Revolution, he claimed losses for "a house, shop, stock and furniture." Hunnewell notes that across the north end of #48 was "an old, 2-storied wooden house with a hipped roof" - could #50 still incorporate parts of this hipped roof structure or is #50 an entirely "new" ca. 1890's building?

Bibliography - Maps. 1848, 1852

"Charlestown Enterprise" - April 20, 1918 p. 2

"Bears the Name of Fair Harvard"

Also, "Charlestown Enterprise" - Feb 16, 1918 p. 2.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>X</u>
Agricultural	_____	Education	<u>X</u>	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	<u>X</u>		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Grammar school is a relatively rare Boston area example of a ca. late 1840's Greek Revival school house. This building provides a physical link with Charlestown shortly after its incorporation as a city in 1847. It is symbolic of the building boom of the mid 1840's - 1850's which attracted hundreds of families to Charlestown with school-age children - this building boom was precipitated in part by the wave of immigrants commencing to Boston from Europe, better transportation links with the outside world - e.g. the commencing of the railroads (beginning ca. mid 1830's etc.). An article in the Charlestown Enterprise dated April 20, 1918 suggests that an earlier school building dating to ca. 1801-1802 may be encased in the first two floors of the present building - the reporter notes that the present building was "rebuilt in 1847-1848 to make it a three-story affair". In 1871 the High Victorian Gothic/second Empire school located at _____ Devens St. was completed

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

- the school at 47 Harvard St. henceforth was used exclusively for the primary grades. #47 Harvard St. contained public school classes until 19_____.

Prolific mid 19th century builders (primarily residential) John B. Wilson and Charles Wilson may have been responsible for this school's 1847/48 construction - they built the Winthrop school at about the same time as the school on Town Hill. For further

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

information on the Wilson Brothers see Form on 47, 49 Monument Ave.

Listed in the Town Hill NR District

WASHINGTON FIVE A RAILROAD KING

Firemen Who Gave Service to the Town And City Without Pay or Reward

LONG RUNS TO FIRES ELSEWHERE

Competition Among the Hand-Tub Volun- teers When Workers at the Brakes Were Washed Down and Out

After the Civil War, the incomparable "Washington 5" fire engine company of Charlestown made a fraternal visit to the volunteer firemen of Philadelphia. In new uniforms, including the double-breasted blue overcoat and a scarf about the neck with the figure "5" upon it, the dandy members made a hit as they marched down Main street and emphasized the local hit by a greater success among the Quaker City brethren when they reached Philadelphia. That visit was the precursor of many exchange visits between the Charlestown and Philadelphia firemen, the last trip of the Quaker City vets to Bunker Hill occurring in 1897 and the last of the Charlestown vets to Philadelphia in 1904.

Washington 5 was a dandy organization when on parade and an efficient working unit at the fires of Charlestown long before annexation. On the lower floor of the old Town Hill schoolhouse, the first Harvard school, the old engine company was located, a picture of the building accompanying this sketch showing the old entrance to the engine-house about where the main door to the schoolhouse on Harvard street is now located. Fast Days and Washington Birthdays were gala occasions with Washington 5 chowder suppers being features of the observance and one of the old chowder bowls of the company is now a priceless relic at headquarters of the veterans on Salem street. The engine-house being located near the First Parish church, the members of the congregation took an especial interest in the company and made many contributions to the company fund because of the special protection the firemen gave the church property. A valuable Bible inscribed on the morocco cover with the name of the church society and the fire company is also one of the cherished mementoes of the past displayed at the veterans' clubhouse.

On Fast Day, the different fire companies of the town would march to City square with their engines, unlimber at the reservoir in front of the Bunker Hill bank and give a public trial of their capacity in throwing water. At musters out of town, the local engines achieved much success, although an air chamber or hose burst at times to rob them of their fun but nevertheless there was much fun in the trials of strength and speed and a good deal of incidental fun before and after the muster. One engine a month would be

allowed by the board of engineers to go out of town to a fire, and that month would be looked forward to

as there are in Charlestown, for the momentum of the machines was terrific at times when a full speed among the men was on. Washington 5 in coming down Hurd's alley or Harvard street on to Main street would often meet Hancock 1 flying down from Hancock square or Warren 4 coming up Winthrop street, and then there might be a clash of perhaps a race for the lead with the "Railroad King," as Washington 5 was called, because it could slide along the street railroad tracks like oil or grease on a smooth surface.

Charlestown hospitality was famous with firemen all over the country, and visiting organizations to New England if they didn't have time to pass many hours or days in Boston would never neglect Bunker Hill and invariably found a hearty welcome awaiting them here. One of the largest of the earlier visits of out-of-town firemen was on the Seventeenth of June at the dedication of the General Warren statue on the Monument grounds. The private purse of citizens was at times taxed to meet expenses, but "liberality"

boys," and equally as often: "Pass that bottle of 'black jack' boys."

These engine days were fraught with great enthusiasm about the various companies, and each company had its supporters among the solid citizens and the boys of the community alike. The Trinity Methodist church on High street, the Damon cottage on Bunker Hill street, and the Allen property at the Neck were memorable fires in which the old hand-engines engaged. The great Charlestown fire of 1835 was a notable local conflagration and the Hittinger wharf and Holmes furniture fires in the 70's, fought by the companies that had been organized when steam engines first came into use hereabouts have gone into history as memorable events of the local fire-fighters.

Stories galore can be told of the various companies that would fill many volumes, and many of these reminiscences can be heard any night at the Veterans Firemen's headquarters on Salem street where the volunteers of old now gather. Bunker Hill 2's gang could always be

by thunder," was the exclamation almost in unison after the boys reached the other end of the bridge, for the fire was the rising moon, lighting up the horizon with reddish glare.

T. RAINING FIELD.

HAS LEFT FOR HONG KONG CHINA Hugh Mackintosh Will Take Up Duties as Superintendent

Hugh Mackintosh of 89 Russell street with his wife and two boys, started yesterday on the first part of their journey to Hong Kong, China, where Mr. Mackintosh takes up his new position of superintendent of the cordage works of Shewan, Tomes & Co. They took the Twentieth Century Limited to Chicago and after a few days sightseeing will resume their journey to San Francisco by the Overland Limited. The ship and date of sailing, for war reasons, are not announced. After twenty-seven days on the broad Pacific, they will reach their new home.

Mr. Mackintosh was born in Glasgow, Scotland, in 1886, and at the age of four years settled in Charlestown with his parents. He is a graduate of the Bunker Hill Grammar and the evening High schools. For nine years he was a member of the Charlestown City Guards, Company H, Fifth Regiment, one of which he did duty as sergeant.

In 1901 he was appointed as a ropemaker in the Navy Yard ropewalk and by successive steps as second class helper, first class helper, third class ropemaker, second class ropemaker, first class ropemaker and leading man, he became quartermaster after fifteen years service.

In 1906, he married Miss Elizabeth Flynn of Prospect street, whose father was leading baker for many years at Brown's Bakery on Main street and who afterwards became superintendent of the Hathaway plant at Brockton. They have two children, Hugh, junior, 10 years old, and Robert Bryson, aged 6.

On Tuesday of last week the Navy Department granted permission and an honorable discharge. On the following Thursday evening he was the guest of honor at a banquet given at the Quincy House by his fellow workmen to bid him God-speed and success in his new position. W. P. Meehan presided. Superintendent Martin J. Turnbull spoke feelingly of his association from the first day of Mr. Mackintosh's connection with the ropewalk as a boy of 14 years and gave him unstinted praise as a workman of ability as a good family man and for a record of sobriety, integrity and lofty aspirations.

Leading Man James Healey gave a most interesting talk and Chief Clerk Daniel McCarthy sang several popular solos. As a remembrance the guests presented their friend with a gold watch and leather travelling bag. Those present included: W. P. Meehan, J. S. Boyle, John Hunt, F. L. Crane, J. J. Murphy, J. E. Quinlan, C. McGonagle, F. B. Christenson, E. J. Carey, Mr. Leonard, J. T. Peterson, D. F. McCarthy, H. J. Flynn, J. J. Woods, T. J. Lett, J. A. Healey, E. J. McCarthy, M. J. Turnbull, J. S. McMackin.

Shewan, Tomes & Company, Hong Kong, China, controls the largest cordage works in the Orient and the British admiralty may look forward to supplying the Far East fleet with rope the equal of that supplied to the United States Navy by the Boston Navy Yard ropewalk.

The regular weekly whist will be held this evening at the Holy Child Day Nursery. The winners last week were Mrs. Finnegan, Mrs. Haley, Mrs. Melvin, Miss Duffey, Mrs. O'Neil, Mrs. ...



THE TOWN HILL SCHOOL

On the First Floor of Which, Washington Five Had Its Engine and Company Quarters

with much enthusiasm by the company whose turn it was. In fact, the fire departments of the different towns seemed to be on cooperative plan, as their neighbors in the fire service were ever, expected to rally at fires, especially in the smaller towns for their departments were not as well-equipped as Charlestown. Think of a run from Charlestown to Newton or Watertown to a fire! The Charlestown companies used to do it, and horses were often impressed into service to assist the firemen in drawing the engine. Speed and endurance was the test of a long run, and as may be imagined there were some stragglers and others who fell by the wayside, yet the majority of the firemen made the journey. The stragglers after a while would arrive at the scene of the blaze or conflagration to help those who became "tuckered" by the long runs.

It was often a matter of wonderment why there were so few accidents where the engines in going to fires had to descend such steep hills

was a watchword with residents and business men of the old town and city and the entertainment fund was always in good condition. The fire department was quite a feature of the Seventeenth of June parades, the trim machines and cleanly-uniformed firemen, and the trumpets carried by the officers loaded with flowers making a picturesque display.

Bucket societies preceded the day of the hand-engine companies, the Ancient, Jefferson and Franklin Fire societies being among the earliest. They were organizations formed for the mutual protection of property-owners on occasion of fires. The members kept a leather bucket, a key for the old-fashioned bed and a fire bag always ready for an emergency, and it was always the duty to save the bed first. Fines were imposed for not having the bucket filled with water and ready for use, and additional fines for members who failed to attend the regular meetings of the societies. These organizations were in a way the originators of the present protective department. It was wonderful what good they did with primitive methods of fire fighting, and it was also quite as wonderful the amount of food and liquids that would be consumed by the members during and after a fire. It was

found either at the engine house, where Patten's store on Main street is now located, or at the Russell house in Sullivan square. One night, there was a ball at this old-time hostelry. Dutton, the landlord, was in the kitchen superintending the supper arrangements. The turkeys had just been taken out of the oven. There being a lull just at that time, Dutton thought he would eat a few oysters. Dipping out a bowlful of stew, he placed it on the table by the window. Stirring with a spoon for a moment to cool it, he realized that he needed some crackers and started upstairs after them. Two of Bunker Hill 2's boys were prowling around outside watching for spoil. The window was quietly raised, the bowl was quickly passed out by a confederate, and the window was quickly lowered. Dutton came back with the crackers, sat down, and mechanically reached out for the spoon. No spoon, no bowl, no oysters- He looked around, underneath and over the table perfectly mystified. It was a hard case to solve, and Dutton never solved it. The solution was at the engine house, where the two firemen were devouring the stew. One night, Phillips of Bunker Hill 2 startled the boys by a cry of "fire over to Mullen." The tub was soon out and under full steam.

Good Clothing Will Be Higher Priced This Year

The demand for wool for use in the army will produce a shortage and the consequent higher prices.

Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911
Middlesex Deeds - 226:305, 376:476,
721:167, 791:354, 821:322, 861:191
1205:371.

Listed in Town Hill NR
District

Hunnewell - A Century of Town Life (1888)

Moved; date if known _____

Themes (check as many as applicable)

- | | | | |
|---------------------------|----------|----------------------------|-------|
| Aboriginal | _____ | Conservation | _____ |
| Agricultural | _____ | Education | _____ |
| Architectural | <u>X</u> | Exploration/
settlement | _____ |
| The Arts | _____ | Industry | _____ |
| Commerce | _____ | Military | _____ |
| Communication | _____ | Political | _____ |
| Community/
development | <u>X</u> | | |



Significance (include explanation of themes)

Its highly unusual, angular, two-side oriel window continues the rhythmic repetition of projecting structural forms (bow fronts) which begins at the Washington St/Harvard St. corner and culminates with #50's angular oriel - the remainder of #50's main facade functioning visually as a kind of unfurled scroll. #50 appears to have been extant by 1868 but Hunnewell, in 1888, refers to a much older house which may still have been located on #50's lot - Hunnewell - in reference to #'s 42-48 Harvard St. - mentions that "here now stands, four, three-storied brick houses with swell fronts and (across the north end) an old, two-storied wooden house with a hipped roof."

Further research is needed to determine if this old - 2-storied wooden house was ever located on #50's lot (as late as 1888) or whether the 3-story bldg. shown on the 1868 Atlas is the present #50. In 1875, the owner of the house on this lot was an Edward Gluefling, "constable and bridge house owner". Gluefling had acquired this property in 1872 from Ann H. Scanlan whose husband (?) Patrick Scanlan, Boston trader, acquired this

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

house in 1861 - Patrick Scanlan may have been the first occupant

two from of this house if it were built during the 1860's. The positioning of the doors suggests a ca. 1880's or 90's multi-family formula - if this is the case, Eliza M. Poole, owner in 1885, 1892 and 1901 may have been the original owner. By 1911, a Mary A. Hyde owned this property.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 52, 54 Harvard St. COR. near Main St.

NAME _____ present _____ original _____

MAP No. 28N-12E SUB AREA _____

DATE ca. 1835-1841 Charlestown Directories
source _____

TECT _____ source _____

ER _____
OWNER _____ source _____

54 2 Thomas Wymon
56 3 original _____ present _____

GRAPHS CT-10. 2/6.87



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF gable cupola _____ dormers 1 per roof slope

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Double, wood shingle clad Greek Revival house, 6-bay x 2-bay main facade. Paired, recessed entrances w/ short flights of stone steps leading to re- placement front doors which are flanked by narrow solid and multi pane sidelights. Entrances enframed by simple vertical and rectangular boards. Edges of bldg. accented by simple baseboards, corner boards, fascia boards. In general windows are fully and simply enframed - #56 exhibits 6/6 wood sash. This building is enclosed by

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 52-650
54-? sq. feet

NOTEWORTHY SITE CHARACTERISTICS #54's northeast wall is adjacent to an attractive, well-maintained, picket fence enclosed triangular park

a broad gable roof. One small, gable roofed dormer appears on each segment's Harvard St. roof slope.

(Map)

SIGNIFICANCE (cont'd on reverse)

Built ca. late 1830's - early 1840's, this Greek Revival double house is a key component in the "wall" of primarily masonry structures which stretches from #54 Harvard St to the Edward Everett House at #16 Harvard St. Architecturally, #'s 52, 54 Harvard St. is a

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charleston Directories - 1834-1874
 Middlesex Deeds - 372: 484
 "Charleston Enterprise", August 30, 1919, p. 3
 "Deserved Honor Given the Name"
 Hornwell - "A Century of Town Life"
 Moved; date if known _____

Listed in Town Hill
 NR District

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

straight forward example of a solid, clapboard-clad, Greek Revival double house with side hall plans, paired entrances - its edges are accented by narrow base, corner and fascia boards. gabled roofed

Middlesex Deeds and Charleston Directories indicate that this house was built for Thomas B. Wyman during the late 1830s or early 1840s. On 25 April, 1838, Mercy Wyman, wife of Thomas B. Wyman, ^{"gen. Heman"} purchased #'s 52 and 54 Harvard St. from Polly Goodwin for \$1500.00. The Goodwin/Wyman deed indicates that buildings were already located on these lots - judging by this house's form and surface treatments, however, it is doubtful that #'s 52 and 54 could have been built earlier than ca. 1835. Charleston Directories indicate that in 1834, Thomas B. Wyman, laborer lived on Arrow St (now Washington St.) By 1842, Thomas B. Wyman and Thomas B. Wyman Jr., west India Goods dealer (shop at 123 Main St. lived next door to what is now 52, 54 Harvard St. The 1875 Atlas indicates that Mary Wyman owned this property. By 1885 this property's owner Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) is listed as M.E. Downing. By 1911 #52 was owned by W.J. Rogers and #56 was owned by Elizabeth E. Poole.

Harvard St. in the earliest town days was known as Town Hill St. the hill between what is now Harvard St, City Sq. and Main St. It was first called Burial Hill in colonial times and then Windmill Hill, afterwards, Town Hill and in 1875 became known as Harvard Hill. Town Hill St. was changed to Harvard St, November 7, 1836. All

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Three Harvards - the street, place and square were named after Rev. John Harvard, founder of Harvard College, early Charleston settler and pastor of First Church on Town Hill
 * Hornwell indicates that the Wyman lived to the north of #52, 54 in a dwelling that is no longer extant - it was described as "an old, low, three storied wooden house, capped by a cornice with modillions and arranged for two families. In the upper half lived Thomas B. Wyman, the genealogist. Northward is a small garden and southward are two, two storied houses covering a former garden belonging to the old house." (#52, 54 being one of the two houses)



ADDRESS 5, 7 Hathon Sq. ^{OFF} ^{COR.} Main St

NAME present original

MAP No. 28N-12E SUB AREA east

DATE ca. 1845-1850 Middlesex Deeds, 1852 McIntyre M^a
source

ARCHITECT source

BUILDER source

OWNER Heirs of Thomas W. Hooper
original present

PHOTOGRAPHS C-Town-1, 2/1.86

TYPE residential single double row 2-fam. 3-deck ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF gable cupola dormers only one dormer still extant
on #7

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick granite brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Greek Revival double red brick granite/brownstone trimmed house
Rises 3-stories from granite faced basement to gable roof. 6-bay main
facade 3-bay side walls. side hall plan. short flights of granite steps lead to paired
recess'd entrances w/ side lights and 4-pane transoms. Entry walls exhibit well
crafted wood panneling. Located above entrance are substantial brownstone lintels
Tall 6/6 windows on 1st fl. w/ wooden sills and brownstone lintels (Fall of 1986 - evidence
of extensive weathering damage to br. stone trim) Upper fl. windows exhibit wooden sills
and brown stone lintels w/ 2/2 wood sash. Bldg. culminates in "stepped-out" brick work

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor extensive ^{Fall-1986-spring 1987} LOT AREA 7=3280 sq. feet
^{#7 undergoing renovation}

NOTEWORTHY SITE CHARACTERISTICS situated on platform-like rise on south-
western slope of Roxbury Hill.

Cornice (not quite corbeling) Main facade of
#5 appears to have been repointed w/ passage of stretcher-bond replace-
ment brick. Side walls exhibit ratio
of 5-rows of stretcher-bond brick
to every (Map) single row of header
bricks.

SIGNIFICANCE (cont'd on reverse)
Tucked away behind the Commercial/
residential ca. 1885 Aaron Hook Block
at 207-217 Main St. is an enclave
of mid-late 19thc. red brick and wood frame
houses bordering an L-shaped cul-de-sac
known as Hathon Square. Originally
known as Main St. Court Hathon Square
was set out ca. 1845-50 over the rear
position of the Thomas W. Hooper estate

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charleston Boston Directories - 19thc.
 Middlesex Deeds - #7-571:202, 811:318,
 831:99, 931:297. #5 - 1141:55.

"Charleston Enterprise" - Spec. ed. June 1893 -
 Moved; date if known "Charleston Citizens Post
 and Present" - bio. sketches
 of Hathon and Brintnall

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u> x </u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Significance (include explanation of themes checked above)

The brick Greek Revival double house numbered 5, 7 Hathon Sq. evidently dates to ca. 1845 - 1850. This house is first mentioned in a Middlesex deed dated July 1851 - at that time Thomas Hooper gentleman sold "the land with ^{the} brick house" to Samuel T. Hooper, Charleston merchant. #5 Hathon Square has significant historical associations with prosperous mid 19thc. West India Goods merchant Leonard B. Hathon. #7 Hathon Square has significant historical associations with Norman Y. Brintnall, Boston dry goods dealer, wine merchant, politician and stable owner. In addition the late Georgian Edes House, the birth place of artist/inventor of the telegraph Samuel F. B. Morse (1791-1872) once bordered the south eastern side of Hathon Sq., facing Main St.

#5 Hathon Sq. was owned by Hooper family members until 1870 - at that time, Leonard B. Hathon purchased #5 from the Hoopers for \$8,000.00. This property was described as being in the rear of the "mansion house" of the late Thomas Hooper. The 1868 Sanborn Insurance Atlas shows the Thomas Hooper house as a large brick structure (presumably Federal) with a Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

long, L-shaped wood frame ell abutting the main block's rear wall. The Hooper/Hathon deed of Dec 15, 1870 mentions "the gardens of the late Thomas W. Hooper" as one of the boundaries of #5 Hathon Sq. Leonard B. Hathon was a prosperous mid 19thc. Charleston West India Goods dealer, a director of the Charleston Coal Co. and "heavy taxpayer on real estate" [in Charleston]. Hathon was born in Sanborton, N.H. in 1830. He came to Charleston in 1850, securing employment with Clarke and Barker, West Indi.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) merchants. At age 26, Hathon established a West India Goods store of his own at the corner of School and Main Sts [see Form on 231 Main St.]. In 1864, he moved his store into the ground floor of the old Edes house (Samuel F. B. Morse birth place). He retired from mercantile pursuits in 1874. In 1875 he returned to Sanborton, N.H. to establish an "extensive farm". He spent winters in the Edes House in Charleston. The Edes House was a substantial ca. 1780 Late Georgian house which had been among the

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Form No:

Property Name: 5, 7 Hathon Sq.

Indicate each item on inventory form which is being continued below.

first houses erected after the devastation wrought by the British in 1775/76. More importantly this substantial, 3-story, hip roofed house was the birthplace of Samuel F. B. Morse painter and inventor of the telegraph. The land on which the Morse birth place stood had been in the Wood family since 1676 - Thomas Edes had married a daughter of David Wood (see form on 2 Wood St.) L. B. Hathon purchased the old Edes house in 1824 - utilizing its first floor for his well-known dry goods business. The Edes House stood until ca. _____ (?) In any event, L. B. Hathon owned #5 Hathon Sq. until ca. 1890. From the late 1890's until at least 1911, #5 was owned by Otis I. Hathon, a grocer at 245 Main St.

#7 Hathon Square was sold by the Hooper family in 1860 to H. D. Auten of Charlestown - Auten owned extensive Charlestown real estate holdings in Charlestown. By 1865, Auten had moved to South Reading, Ma. and #7 was sold for \$5,650.00 to Norman Y. Brintnall. The Auten / Brintnall deed mentions "the lot of land on Main St. Cont with the brick house thereon". Evidently Brintnall was even more successful than Hathon, judging by the numerous business interests listed in his biographical sketch in the "Charlestown Enterprise", special June 17th 1893 edition entitled "Charlestown Citizens Past and Present". Brintnall was a Boston dry goods merchant, real estate speculator, wine merchant, boarding stable owner and local politician. Born in Grafton, Windham Co., Dec. 1834, he was the son of Ralph and Elsie Farr Brintnall. From 1850-1853 he was employed in a country store in Templeton, Ma. In 1855, Mr. Brintnall came to Boston and entered the firm of S. W. Ripley and Co., dealers in dry and furnishing goods. Mr. Brintnall opened the dry goods firm of Norris and Brintnall in 1857 at 30 Hanover St., Boston. From 1859-1862, Brintnall was a partner in a fancy goods store at 326 Washington St., Boston. In addition he was a member of M. Davis and Co., wine merchants from 1866-1870. In 1870 Mr. Brintnall was employed by B. C. Clark and Co. In 1874 he opened his own store at 21, 22 Indra St. In addition to his dry goods and wine businesses, he "had one of the best boarding stable businesses in Boston constructed on Chapman St., Charlestown. In addition Mr. Brintnall was a member of the Boston

city Council in 1878, 79. For three years he was a member of ward five. He was a member of The National Lancers, Chamber of Commerce, Knights of Pythias, Red Men, Tariff Reform League and the Young Men's Democratic Club

Note: The old Hooper mansion was demolished ca. 1884 or 85 to make way for the Masonry Commercial/Residential Tower Hook Block. The wood frame Queen Anne, late Italianate multi-family house bordering the northwestern and southwestern side of Hathon Sq. date to ca. late 1880's, as well. These structures need further research - they stand, today, with their form, materials (clapboards) and elements mostly intact and contribute to the 19thc. charm of Hathon Sq.



Boston Landmarks Commission
Inventory Form Continuation Sheet

Re: 5, 7 Hathon Sq.
Charlestown



#7; East end gable wall



#5 Hathon Sq.
Spring, 1987



↑
Side wall,
#207-217 Main St.

↑
#7 Hathon Sq.

Beny Morse photo - 1964

Chamberlain, Ma.

Birthplace of Samuel F. B. Morse

S. P. N. E. A.



NUMBER
203 MAIN STREET
CHARLESTOWN, MASS.
THE BIRTHPLACE OF
SAMUEL F.B. MORSE
1791.
BUILT ABOUT
1776.



AS IT IS AT THE PRESENT TIME.

Herald 1899

Title	Edes House	52
Town	Charlestown	
Built by	David Wood	Date 1776.
Print taken		
Boston Athenæum	{ Gift of Miss Annie H. Thwing. { Date, January 13, 1903.	

192

EDES HOUSE,
(TATHON SQ.)
Main St., cor. Main St. Court, Charlestown.

Was the first house erected after the destruction of the town at the Battle of Bunker Hill. Here was born Samuel F. B. Morse, the inventor of the telegraph. His father and mother were guests, at the time, of Mr. Edes, a parishioner, their house then undergoing repairs.

Drake's Middlesex, p. 19.

Originally a three story house, built by David Wood on the site of his former dwelling, burnt in 1776. Thomas Edes married a daughter of Mr. Wood. The estate was in the Wood family since 1676.

ADDRESS 2 Henley St. COR. Harvard Square

NAME _____
present original

MAP No. 28N-12E SUB AREA Town Hill

by 1821 Middlesex Deeds
source

ARCHITECT _____
source

OWNER _____
source

DESIGNER John Edwards (?)
original present

PHOTOGRAPHS CT. 10. 3/2. '87



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF Gable cupola — dormers 2 on Henley St. roof slope

MATERIALS (Frame) clapboards (shingles) stucco asphalt (asbestos) alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Modestly scaled, wood frame vernacular. Late Federal dwelling. Rises 2-stori from brick basement to gable roof. Interesting form - essentially rectangular but w/ angled 1-bay segment of 5-bay main facade. Stands w/ narrow 2-bay end wall gable facing Harvard Square. Center hall plan. Presently swathed in asbestos siding - originally clapboard. Entrance enframed by simple vertical and horizontal boards - "pilasters" and entablature surmounted by later bracketed Italianate door hood. Projecting from angled segment of main facade's 2nd fl. is Italianate oriel w/ deep cornice. In general, windows exhibit 6/6 sash.

EXTERIOR ALTERATION minor (moderate) drastic asbestos shingles - originally clapboards.

CONDITION (good) fair poor _____ LOT AREA part of 4560 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

Rear wall composed of brick. Bldg. enclosed by gable roof w/ short return eaves. Gable roofed dormers appear on main facade's roof slope.

(Map)

SIGNIFICANCE (cont'd on reverse)

Together with 25, 27, 29 Harvard Square, #2 Henley St. forms a cluster of charming modestly scaled late 18th/early 19thc. houses ringing the eastern side of Harvard Square. Exhibiting a surprising variety of facing materials (brick, stone, clapboard etc), a high degree of Town Hill's distinctive "ancient" character is derived from these diminutive dwellings

Bibliography - Maps 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown Boston Directories - 19th c.
 Middlesex Deeds - 241: 74, 394: 344,
 1021: 230, 1021: 230 1192: 314
 "Charlestown Citizens Past and Present" - Spec. ed.

Listed in Town Hill NR. District

Moved; date if known "Charlestown Enterprise - June 1893."

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	<u>x</u>	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

Architecturally, #2 Henley St. possesses a rather curious form with an angled, 1-bay segment on its main facade (Henley/Harvard Sq. corner). This angled effect is accentuated by the second floor oriel which seems overly large for the ^{small} scale of this building. Also of interest is the extremely narrow end-wall gable and brick rear wall. This property's date of construction is difficult to date via deeds. In 1821, this house was sold back and forth between John Edmunds of Charlestown, "hairdresser" and Thomas Foster of Cambridge, physician. More deed work is needed to pinpoint when and from whom John Edmunds acquired #2 Henley St. In any event, this house was owned by the Foster family until (20 June 1840) - at that time the executors of John Foster's estate sold this house at public auction to a John Gregory (Coe?). This house remained under Gregory family ownership until Feb 1, 1868. At that time the house was sold to George B and Lizzie Morse for \$2,050.00. By the early 1870's this dwelling was owned by Orison Little - by far this house's best known owner/occupant. Little was something of a Civil War hero and later rose

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

through the ranks of the Charlestown/Boston police department to the position of lieutenant. Little was born in Sutton, N.H. March 6, 1838. He settled in Charlestown in 1854, for a time engaged in the express business. In 1861 he enlisted in the 2nd Massachusetts Battery - better known as Nims Battery. He fought in the Battles of Vicksburg, Baton Rouge, Irish Bend, Vermillion Bayou and Donnellsonville. He was also at the siege of Port Hudson. He was wounded in the hand at the Battle of Red River, while serving in Banks' Campaign.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Little received an honorable discharge from the Union Army in 1864 and joined the Charlestown Police Dept. in the same year. He rose through the ranks of the Charlestown/Boston Police Dept's serving as Captain, Sergeant and eventually as lieutenant beginning in 1878. Over time he served in Charlestown Police stations #9, 5 and 2 - eventually returning to "his first love", station #9. In addition he was a member of numerous local social/c organizations including Abraham Lincoln Post 11, GAR and the Bunker Hill Lodge, I.O.O.F. Little's heirs owned #2 until at least 1911.

ADDRESS 29-41 HIGH ST. COR. Cedar-Cross sts

NAME _____ present _____ original _____

No. 28N-12E SUB AREA east

E ca. 1863-64 Middlesex Plans, deeds
possibly ca. 1872/1850s. source

ARCHITECT James H. Rand - attributed
source

OWNER Amos Brown Middlesex Deeds
source

OWNER Amos Brown / James Damon
original present

PHOTOGRAPHS CT- 3. 3/2, 3, 4-'86

TYPE (residential) single double 2-unit 2-fam. 3-deck ten apt.
(non-residential) row

NO. OF STORIES (1st to cornice) 3 plus basement mansard

ROOF Mansard - #3 Flat - #4 cupola — dormers Tripartite - #3, 35, 39
#3 doubles - #3, 31, 37

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick br-stone/trim concrete iron/steel/alum.

BRIEF DESCRIPTION Substantial Italianate/mansard row of three double flat front mansard
townhouses constructed of red brick w/ brown stone trimmings. #41 was evidently identical to
other houses in group but altered via 5-level bow front carried through former site of mansard
to flat roof. 29-39's main facade characterized by rusticated brown stone basements (2-bay
main facades) w/ flights of 7 granite steps (w/ curved shoulders) leads to paired and recessed
entrances w/ heavy brownstone enframements, including angular pilasters at sides of entrance
w/ center engaged Doric column (angular) - pilasters/engaged column feature square panels on

EXTERIOR ALTERATION minor moderate drastic → #3 41 - add. of 5-story bow front, removal of
↳ #3 29-39 mansard

CONDITION good fair poor _____ LOT AREA 29-1347 31-1500 37-1500 sq. feet
33-1500 39-1500
35-1500 41-1467

NOTEWORTHY SITE CHARACTERISTICS _____

3-sides at mid point - panels exhibit
recessed circular forms and stucco
an Italianate note. Pilasters/column
support heavy entablature w/ deep
cornice. Recessed entries exhibit well-
crafted (Map) wood paneling. (Note:
Egg and dart course in evidence on Doric
capitals of pilasters, center column.)
33, 35, 39 display replacement front
doors and entrance enframements.
Particularly noteworthy are ground floor
window treatments - fully enframed w/
lugs at sills and pair of narrow (over)

SIGNIFICANCE (cont'd on reverse)

Together with the other well-crafted,
mid 19th century wood-frame and masonry
residences bordering High St, between
Cedar and School Sts, #3 29-41 High St.
provides a good introduction to the
mansions-bordered Monument Square at
the southeastern end of High Street.
Built ca. 1863/64, this substantial masonry
row symbolizes the comfortable life



Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Boston Directories

Middlesex Deeds - #41 - 911:38

Middlesex Plans

T.T. Sawyer - Old Charlestown (1902)

"Charlestown Enterprise" - spec. ed. 1893 - "Charlestown Citizens Past and Present"

Moved; date if known

"Charlestown Enterprise" - Nov 8, 1890 - "Trinity Parsonage", p. 1

also: Panoramic View - 1848

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Significance (include explanation of themes checked above)

Brief Description Continued → round headed windows set within a single hood composed of a center flattened arch which flows downward into half arches at either side - all enframements composed of brownstone. Second floor windows exhibit sills with tabs and pedimented lintels w/ tabs and incised floral motifs. Windows of third floor are simply enframed with sills/tabs and lintels w/ tabs. Windows exhibit 1/1, 2/2 sash configuration. #'s 29-39 culminate in deep cornice w/ scroll-work brackets. Bldgs. are crowned by low mansard (recheck condition of shingles, slates intact?) with pedimented double dormers (original) on #'s 29, 31 and 37. #41 High St. (cor. Cross) evidently was evidently identical to #'s 29-39 (in terms of form, surface treatments, mansard roof configuration) but was altered at some point during the late 19th c. via the addition of a 5-level bow front with rock faced, rusticated mansard roof. Flat entrance bay retains original "stoop", entrance/windows enframements.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

SIGNIFICANCE CONT'D enjoyed by well-to-do Charlestown citizens during the mid 19th century (and before annexation to Boston in 1874). This row's unusually stylish (for Charlestown) design may have been provided by Charlestown architect/resident James H. Rand (its rusticated basements are reminiscent of Rand's Italianate row houses at 18-24 Cordis St. ca. late 1860's). - see Form on 18-24 Cordis St. for more information on Rand's career. #'s 29-41 were evidently

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

built by Amos Brown, carpenter. (with a little help from former mason, whole marble dealer and long-time resident of #31 - Everett Turrey (?)) see below. For more information on Amos Brown, see Form on 5-23 Cross St. Architecturally, #'s 29-41 High St. are well-designed examples of fairly substantial 1860's Italianate/Mansard housing. Evidently this block's design was not always held in high esteem.

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community: Charlestown	Form No:
Property Name: 29-41 High St	

Indicate each item on inventory form which is being continued below.

Sawyer Notes in Old Charlestown (1902, p. 27) "that it has always been regretted that the facade of this block was left so severely plain; that the enjoyment of the neighborhood could not have been considered in the plan with a more tasteful front elevation but the pleasant occupation of the block has compensated in a great measure for its objectionable architecture."

This group has significant historical associations with several prominent ^{mid-late 19th} Charlestown business/political figures including:
 # 31's Everett Torrey, wholesale marble dealer (boding well for the possibility of high quality/high style marble mantels within); # 33's Benjamin F. Stacy, popular Charlestown apothecary and # 39's Charles F. Byam, important Charlestown shoe dealer. In addition, # 41 was part of Edward Lawrence, prominent Charlestown furniture/politician estate. During the 1890's and early 1900's, # 35 High St. served as the rectory for the Trinity Methodist Episcopal church at # _____ High St.

Built ca. 1863/64 (see Middlesex "Plan of house lots belonging to Amos Brown, as survey by Thomas Doane and John Doane, September, 1863," this row represents the work of Amos Brown, carpenter, with possible architectural design provided by James H. Rand. Evidently Brown and James Damon of Ipswich, "gentleman" were the developers of this row — Brown and Damon had joined forces in the development of # 5-23 Cross St in 1863. (see form)

Prior to the early 1860's # 29-41 High St's site had been part of the garden/front lawn of the Captain Benjamin Swift house (see T.T. Sawyer, Old Charlestown pgs 24-27 for detailed description of the Swift House ownership, appearance etc.). Sawyer mentions that the Swift house (built ca. 1700) "had a flat roof and was not unlike the Dexter House (see form on # 14 Green St.) and other square houses of the town, except that it had two small wings." Swifts garden terraced down to a stone wall and beautiful trees bordering High St.

Original post-Brown/Damon owners of this group evidently included Thomas English (#41) and Everett Torrey (#31). Further deed work is needed to determine post Brown/Da owners of the 1860's. By 1875 this rows owners included the heirs of E.F. Adams - #29, Everett Torrey - #31, Edward Lawrence, furniture dealer and resident of #44 High st (1850-1885), O. L. Gillett (occ?) - #35, Warren Shelburne - (occupation?) #37, W.E.S. K(?)itton - #39 and Thomas English - #41. (occ?). By 1885 this groups owners included Abram P. Downs of Abram P. Downs and Co. (O.B. Wentworth) provisions 40 1/2 Merchant Row - # #29; Everett Torrey 7 Everett Torrey and Co., wholesale marble dealers - #31, Benjamin Frank Seavey, apothecary, 4 Bank Building, Thompson Square - #33, Harriss S. Bean of Conant and Bean, fruit and produce, 84 and 86 Fanuel Hall market and cellar - #35, Charles F. Byam and Co. (M.C. Hall), "Boots and Shoes", 277 Main st - #39, Edward Lawrence, furniture dealer (retired) - #41.

Everett Torrey, owner/occupant of #31 High st. from 1864 until at least 1911 was born in Scituate, May 27, 1828. From 1844-1852 he worked in Boston as a mason and builder. He then engaged in the wholesale marble business under the firm name of Torrey and Co., 69 Beverly st. He represented wards 2 and 3 in the Legislatures of 1862, 1863.

Benjamin Frank Stacey, owner/occupant of #33 High st. (ca. 1880-1890, with Stacey heirs ownership until at least 1911). B.F. Stacey was born in Gloucester ca. 1836 - at an early age he came to Boston as an apprentice in the drug business of C. H. Atwood, Green and Leverett sts. For a time he lived in the South but returned to Massachusetts after an attack of yellow fever. He became a resident of Charlestown in 1859. Initially employed at Dr. Bartlett's Drug Store on Elm st. he opened a store of his own at Tufts and Vine sts (Hayes Square). Evidently Stacey was one of the first commercial occupants of the High Victorian Gothic Charles-town Five Cents Saving Bank at Thompson Square - setting up shop there in 1876. For many years he was active in the affairs of the Massachusetts College of Pharmacy as secretary, trustee and president. He was a member of a staggering number of charitable, social, civic and religious organizations (see p. 66, Charlestown Citizens, Past and Present, "Charlestown Enterprise Special Edition - 1893).

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community: charlestown	Form No:
Property Name: 29-41 High st	

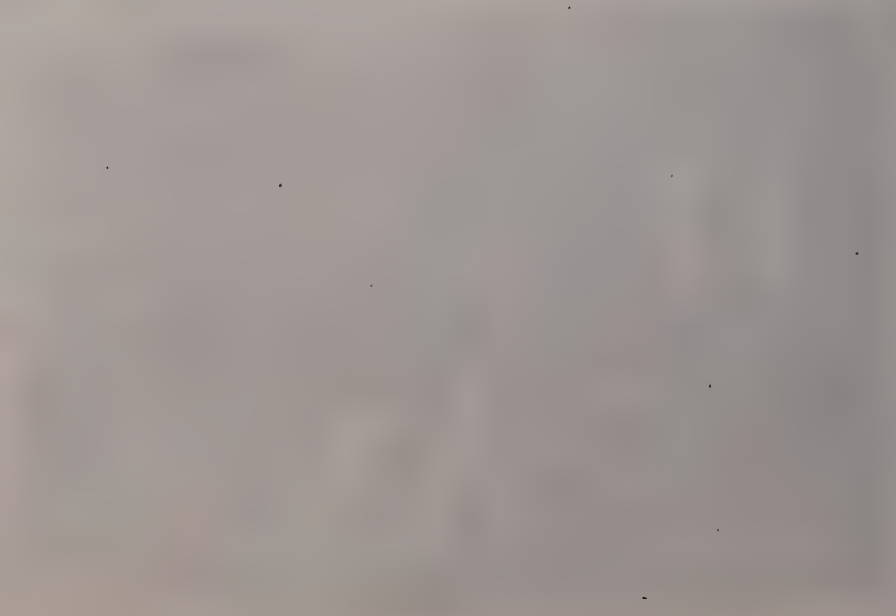
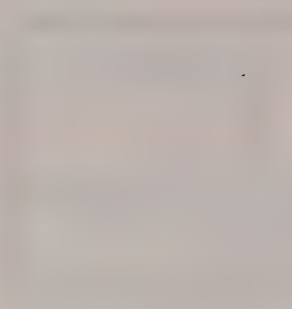
Indicate each item on inventory form which is being continued below.

During the 1880's, Charles F. Byam owned #37 High st. He was born in South Chelmsford, Ma, July 2, 1834 and was the son of "Match King" Ezekiel Brown, pioneer of friction match manufacturers. Charles F. Byam started out in the match business with his father but turned, instead, to the retail shoe business. He built up a very substantial retail and jobbing trade.

#35 High st. was purchased for use as a rectory by Trinity Methodist Episcopal Church, — High st. It was purchased for the church by Captain and Mrs. J. B. Thomas and "refitted" at a cost of \$2,500.00. Rev. E. M. Taylor and family were its first residents. — evidently #35 High st was sold by Trinity M.E. Church at some point during the early 1900's. By 1911, this group's owners included E. A. Stowell et al - #29, Everett Torrey - #31, Emily A. Stacey - #33, H. L. Purcham - #35, Charles F. Byam - #37, Francis P. Downey - #39 and Alice G. Hazen - #41.

Note: Research update — E. F. Adams - #29's 1860's owner is listed as a merchant (216 State St., Boston) in Charlestown Directories. O. L. Gillett - #35's owner in 1875 was a cigar manufacturer at 21 1/2 City Square and 72 Washington St., Boston. #39's 1875 owner, Wm. E. Skilton is listed as being in the "shoe findings" business at 145 Friend St., Boston. The 1860 Directory indicates that Thomas S. English, Major, U.S. Marines lived at 41 High st — some 3-4 years before the date of construction indicated by deeds and plans — further research may indicate that this row is earlier than 1863-64.





29-41 High St.



Charlestown, Mass
 Title High St., Cross St. to left.
 Town 2 Monument Sq. in background
 the home of T.G. Frothingham.
 Rev. Alex. Twombly lived in this
 Built by block. Date

Print taken Hawes # 260

Boston Athenæum } Gift of

Date

Charlestown, Mass.
 Title High St., Cross St. to left.
 Town 2 Monument Sq. in background
 the home of T.G. Frothingham.
 Rev. Alex. Twombly lived in
 Built by block. Date

Print taken Hawes # 260

Boston Athenæum } Gift of

Date

ADDRESS 34 High st. COR. Cordis st.



present original

No. 28N-12E SUB AREA east

by 1848, mansard added ca. 1870 Panoramic view,
source stylistic evidence

ARCHITECT _____

source

DESIGNER _____

source

OWNER Timothy Fletcher (?)

original present

PHOTOGRAPHS C-Town-3-6/2, 3-86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus basement mansard

ROOF Mansard cupola - dormers 2 on main facade

MATERIALS (Frame) clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Modestly-scaled mansard cottage - originally a gable roofed Greek Revival cottage, constructed of wood, clad w/wood shingles, possesses side-hall plan. Exhibits 3-bay main facade. High brick basement to side and rear (below grade of High st.) 2-bay Cordis st. wall. Entrance enframements betray Greek Revival origins. front door enframed by pilasters and cornice-headed entablature. Edges accented by narrow corner boards. Windows are fully enframed and contain 1/1 and 2/2 wood sash. Mansard's slate shingles are intact. Mansard's deep cornice features regularly spaced brackets. Pair of dormers w/curvilinear side enframements and broken pediment.

EXTERIOR ALTERATION minor moderate drastic ca 1840's gable roofed cottage, transformed into mansard cottage ca. 1860's or 70's.

CONDITION good fair poor LOT AREA 1380 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominently sited at corner of High and Cordis - serves as focal point opposite head of Cedar st.

(Map)

SIGNIFICANCE (cont'd on reverse)
AT 34 High st., siting and stylish elements on an otherwise modestly scaled mansardic cottage combine to form a memorable vignette of mid 19thc. Charlestown. Situated at the southwest corner of High and Cordis st. this house serves as a focal point opposite the head of Cedar st. Much of Cedar st's charm

Bibliography - maps - 1818, 1852

Atlases - 1875, 1885, 1892, 1901, 1911

Middlesex Deeds - 701: 322, 3284: 156
2847: 173

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

is derived from this house's siting opposite the head of Cedar st's narrow, oriel window/bow front bordered path. The 1848 Panoramex view of Bunker Hill clearly shows this house as a 1 1/2 story gable roofed structure. #34's entrance enframements testify to its Greek Revival beginnings. Its mansard was added ca. late 1840s/early 1870s - judging by its dormer treatments (e.g. curvilinear enframements) which are similar to those of the double mansard house at 174/176 Bunker Hill St (ca. 1870). This houses derives much of its charm from the stylishness of its entrance, dormer treatments and mansardic roof slope on a modestly scaled, wood frame cottage.

Further research is needed to pinpoint its date of construction. Middlesex Grantee listings for Timothy Fletcher ^(1830s, 40s) are too numerous to explore within the time frame of this survey. This house (in its gable roofed form) was extant by 1848 - architecturally - in its gable roofed form - it would have been somewhat akin to the Greek Revival cottage of Wall St., Avon Place, 9, 11, 13 Bartlett St - in other words ca. 1840. Evidently Timothy Fletcher's administrators ^{sold} this property in 1855 to Eathan

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

N. Coburn. He owned this property from 1855 until ca. early 1890's. By the early 1900's this house was owned by Coburn's heirs. By 1911 an Edward Gagnari is listed as this house's owner.

[note deeds indicate that a Phillip A. Doherty may have been a tenant of this house during the late 19th c. - see Middlesex Deeds 701: 332, SUFFOLK Deeds - 2847: 173 and 3284: 156

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography - Maps - 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911
Middlesex Deeds: #36 - 3171:239, 2468:437
1312:219, #38 - 2434:75, 1312:219
"Charlestown Enterprise" - May 26, 1888, p.1

Moved; date if known _____

Themes (check as many as applicable)

- | | | |
|---------------------------|---------|-----------|
| Aboriginal | _____ | Conservat |
| Agricultural | _____ | Education |
| Architectural | X _____ | Explorati |
| The Arts | _____ | settlem |
| Commerce | _____ | Industry |
| Communication | _____ | Military |
| Community/
development | X _____ | Political |



Significance (include explanation of themes checked above)

sensibility, broader bowfronts, linked chimneys and gable roof #36, 38 High st. rank among the stateliest, better designed examples of mansard townhouse architecture in Charlestown and is a relatively rare example of bowfront housing in the survey area. Both #'s 36, 38 High st and 44, 46 High st. have important historical associations with Edward Lawrence.

At some point ca. 1868-1874, Edward Lawrence, prominent Charlestown furniture manufacturer and political figure built #'s 36, 38 High st. on what had been the old Loring estate. The 1868 Sanborn insurance atlas shows a large square 3-story wood frame house with three small ells (N.W. side) on the site of what is now #38 and the lawn which is now part of #44 High st's property. According to an article in the "Charlestown Enterprise" dated May 26, 1888 (p.11) the old Josiah Loring house stood with end-wall facing High st. the front looking out upon a garden which extended to Cordis st. The estate was entered via a gateway on High st. The Loring garden was said to have possessed "the best tulip-bed in Charlestown. Col. Josiah Loring early in life, was the first Commander of the Washington Light Infantry of Boston. Col. Loring was for many years a weigher and gauger in the Custom House.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

of Boston and Charlestown. The Charlestown Enterprise article noted that "to make room for the block of brick houses" built by the late Hon. Edward Lawrence, a few years ago, the old house [Loring] was torn down". Evidently #'s 36 and 38 High st. had already been built when Edward Lawrence purchased the old Loring property on Jan 26, 1876. [#36, 38 are first shown on the 1875 Charlestown atlas - both labeled Edward Lawrence]. Lawrence (see #44, 46 High st. for biographical information pertaining to Edw. Lawrence), paid George D. Edmands \$15,000 for this property.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Middlesex deeds indicate that Lawrence built these houses for two daughters - Mary Louise Chandler (#36) and Ellen M. Kent (#38). The Lawrence sisters recieved full ownership of these houses upon Lawrence's death in 1885. By the early 1900's this duo's owners included a Mary A. Breen #36 and a James Towler, #38.

To Cordis St. Common Passageway

23.63 from Cordis St

23.35

27.40

Whole length 71.45

47.45

52.3

23.70 from Cordis St

22.97

White

Line through middle of party wall

Area 1639 ¹⁰⁰/₁₀₀ Sq. Ft.

Charlestown Club

Bunker Hill Council '62 K. G. L.

High Street

The original of this Plan was left or stored in the Suffolk Registry of Deeds, and is on file.

A True Copy

Wm. H. Nelson, C. E. No. 38 HIGH ST. CHARLESTOWN

belonging to Mrs. E. H. Kent.

April 13, 1897

Scale 4 feet to an inch

C. J. Pearson, Surveyor

2436

75

Vertical text on the left margin, possibly a list of names or dates, including "1897", "1898", "1899", "1900", "1901", "1902", "1903", "1904", "1905", "1906", "1907", "1908", "1909", "1910", "1911", "1912", "1913", "1914", "1915", "1916", "1917", "1918", "1919", "1920", "1921", "1922", "1923", "1924", "1925", "1926", "1927", "1928", "1929", "1930", "1931", "1932", "1933", "1934", "1935", "1936", "1937", "1938", "1939", "1940", "1941", "1942", "1943", "1944", "1945", "1946", "1947", "1948", "1949", "1950", "1951", "1952", "1953", "1954", "1955", "1956", "1957", "1958", "1959", "1960", "1961", "1962", "1963", "1964", "1965", "1966", "1967", "1968", "1969", "1970", "1971", "1972", "1973", "1974", "1975", "1976", "1977", "1978", "1979", "1980", "1981", "1982", "1983", "1984", "1985", "1986", "1987", "1988", "1989", "1990", "1991", "1992", "1993", "1994", "1995", "1996", "1997", "1998", "1999", "2000", "2001", "2002", "2003", "2004", "2005", "2006", "2007", "2008", "2009", "2010", "2011", "2012", "2013", "2014", "2015", "2016", "2017", "2018", "2019", "2020", "2021", "2022", "2023", "2024", "2025".

ADDRESS 43, 45, 47 High St. COR. Cross St.

DATE present original

MAP No. 28 N-12 E SUB AREA High St.

DATE ca. 1853-1854 Middlesex Deeds, 1852 McIntyre Map
source

ARCHITECT _____
source

BUILDER Edward Pratt - carpenter
Dolphin D. Taylor - mason Middlesex Deeds
source

OWNER Pratt/Taylor
original present

PHOTOGRAPHS CT- 3. 2/1. '86



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

JOE flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
brick stonetrim concrete iron/steel/alum.

BRIEF DESCRIPTION Trio of flat front, 3-story plus basement Greek Revival row houses (w/ Italiana updating via oriel windows at #'s 45, 47). Constructed of red brick, trimmed w/ granite and brown stone. Each house characterized by side-hall plan, 3-bay main facade, granite faced basement, granite steps within recessed entrance, well-crafted entry panelling. Replacement front doors - original rectangular transom above #45 is missing. Evidently all 1st fl. window lintels were originally pedimented (evident at #45 less so at 47) and completely reworked lintels and brickwork at #43). Cornice headed oriels w/ apron panels project above #45, 47's entrances.

EXTERIOR ALTERATION minor moderate drastic add. of oriels to #'s 45, 47 ca. 1860's(?)
brick work, trim re-worked at #43.

CONDITION good fair poor _____ LOT AREA 43 - 1170 45 - 1160 47 - 1430 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

In general windows of upper floors exhibit simple brown stone sills and lintels and contain 2/2, 2/1 and 1/1 wood sash. Star-shaped tie rod ends visible between floors 2 and 3 of (Map) #'s 43, 45. Bldgs imitate in shallow brickwork above raised brick work cornice. Bldgs. are enclosed by flat roof.

SIGNIFICANCE (cont'd on reverse)
Built ca. 1853-54, these houses are part of High Street's (between Monument Sq and School St.) well-crafted collection of mid 19th c. row houses. Architecturally, these houses are solid, straightforward examples of Greek Revival Charlestown housing - the severely plain facades of #'s 45, 47 have been enlivened by the addition of oriel windows above the entrances.

Bibliography - Maps - 1818, 1852
 Atlases - 1845, 1875, 1885, 1892, 1901, 1911
 Charleston Directories 1834-74
 Boston Directories - post-1875
 Middlesex Deeds - #45, 47, 43 - 531:168, 601:347
 #45 - 671:146; 931:550; #47 - 941:150, 981:348, 1193:288

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

Apparently this two represents the work of Edward Pratt, carpenter and Dolphin D. Taylor, mason. Edward Pratt was active in Charleston building trades from ca. early 1830s - mid 1850s - evidently he was related to Charleston carpenter Caleb Pratt (see form on 28 High St / 84 Franklin St.) - in 1834 both Edward and Caleb are listed at what is now 28 High St - they probably had some sort of informal working relationship - mid 19th c. Charleston Directories do not advertise the Pratts as a single company like John B. Wilson and his brother Charles Wilson. From ca. 1845 - ca. 1856 Edward Pratt lived at 26 Green St. Dolphin D. Taylor was active in Charleston building trades from ca. 1845 - early 1890s. In 1845 he is listed as a mason at 26 Green St (three houses away from Edward Pratt). By 1860, he lived at 10 Summer St. (Charleston). From ca. late 1860s - 1890s he lived at 31 Oak St. Examples of Taylors work in Charleston include #23, 25 Oak St (c. 1845) and 46-60 Baldwin St. (Italianate, red brick town houses c. 1849-50). Evidently, a "dwelling house and other buildings" was located on #43, 45, 47's lots before their ca. 1853/54 construction. The 1852 McIntyre Map (not always entirely reliable) indicates a building on this site but apparently not the present masonry row houses. On November 22, 1853 Moses Wingate of Haverhill, Mass. Esquire sold #43, 45, 47's land "with Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

the buildings thereon (but evidently not the present bldgs.) to Edward Pratt, carpenter and Dolphin D. Taylor for \$4,000.00 [Moses Wingate had purchased the land on High St. with a dwelling house and other buildings now occupied by Harrison Wingate on Nov 15, 1848 for \$4,000.00]. Evidently Pratt and Taylor built this two between November 1853 and March 1854 - on April 1854 Pratt and Taylor sold #45 High St (the present masonry rowhouse) to Mary Thompson of Charleston, for \$5,600.00. On December 2, 1865 the Frothing (John and Mary A., heirs of Mary Thompson) sold #45 to Alonzo Burbank for

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) \$6,000.00. He was a "marble worker" - his purchase of #45 High St. may have been influenced by the proximity of another marble trades person - Everett Torrey of #31 High St. #47 High St. was evidently owned as an investment property by Edward Pratt, from 1854 - 1866 - in that year he sold it to a Sophia Vanderbilt MORSE for \$7,000.00. Further research is needed on #43's Pre 1875 ownership history.

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community: Charlestown	Form No:
Property Name: 43, 45, 47 High St.	

Indicate each item on inventory form which is being continued below.

By 1815, this trio's owners included George A. Whiting, manufacturer of "mystic ruffling and trimming, 140 Harrison Ave. Boston - #43; Almo Burbank, marble worker (17 Haverhill, Boston) - #45; and Rufus A. White, postmaster - #47. By 1885 this trio's owners included Mary J. Day - #43; N. and A. Fosdick - #45 and George Kelso, partner in Cooper and Kelso, "ventilated Boot Co., 79 Milk St., Boston, Rm 9 (same ownership roster for 1892, 1901) By 1911, #43-47's owners included Emma Harvey - #43; J. Watchmaker - #45 and N. A. Cummings - #47.

ADDRESS 44 and 46 HIGH ST. COR. near Green St.

NAME present original

MAP No. 28N-12E SUB AREA east

DATE 1850-1851 T.T. Sawyer Old Charlestown
w/alt., improvements-1892, 1895, 1907 source

ARCHITECT Joseph Robbins - rear annex (1890's) - April 30, 1892. p.1
"Charlestown Enterp source

John B. Wilson (both 1850 and 1890's)
Charles Wilson - 1850
BUILDER Elisha Faunce - 1850 T.T. Sawyer - Old Charlestown
source

Edward Lawrence #44
OWNER T.T. Sawyer #46
original present

PHOTOGRAPHS CT-3.3/4, 5-86, CT-8.5/1, 2-87



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement, attic

ROOF gable cupola - dormers two on 46, one on 44 ^{double}

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trimmings concrete iron/steel/alum.

BRIEF DESCRIPTION Substantial, double Greek Revival house, constructed of red brick w/ granite and brownstone trimmings. Each half possesses 2 side hall plan, 2 bay, 3-story
facade basements, short flights of granite steps lead to paired entrances w/ original multi panel
entrance doors. Entrances are enframed by Doric pilasters (verging on engaged columns) & surmounted
by entablatures - above entablatures are heavy, deep bracketed doorhoods. Windows of the 1st fl.
main facade possess pedimented lintels w/ tabs. (window entrancements are composed of brown
stone. 2nd and 3rd fl. windows exhibit simple sills - w/ 2nd fl. lintels displaying tabs. In general,
windows contain 6/6 wood sash. The bowfronts are extremely broad in the manner typical of

EXTERIOR ALTERATION minor moderate drastic - rear ell encased in later add.
Lmain block abutts extensive modern add.)

CONDITION good fair poor LOT AREA 44 = 14655, 46 = 8775 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Flanked by ample lawn/garden parcels - hedged in w/ wrought iron fence. Granite fence posts still intact on west side - also interesting cast iron fencing at #46.

1840's & early 1850's Boston area bow-fronts and much broader in comparison w/ **SIGNIFICANCE** (cont'd on reverse)
The taller, narrower bowfronts of the late 1850s-60's. Bldgs culminate in cornice table composed of 3 brickwork segments. #s 44/46 High St. (Map) possess distinctive end wall profiles - e.g. linked chimneys. Garden and wall of #44 exhibits 1st fl. oriel window. To the rear is a 2-story ell (re-worked in 1890's for club house purposes) and abutting ell's rear wall is extensive, modern, 2-story (condominium?) addition.
Note: unusual, round headed, front doors are still intact on both houses

Flanked by attractive lawn/gardens, this stately, masonry Greek Revival bow front duo provides a glimpse of the residence of two prominent, well-to-do mid-late 19th century Charlestown businessmen. Built ca. 1850-1851, #s 44, 46 High St. have significant

Bibliography - Maps - 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown Directories - 1834-74
 "Charlestown Enterprise" - Spec. Ed. 1893 50th Anniv. Bunker Hill Monument
 "Charlestown Enterprise" - April 30, 1892 p. 1 "Eyes on the Lawrence estate"
 "Charlestown Enterprise" - Feb 9, 1895, Aug 13, 1907, May 8, 1909
 Moved; date if known

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>X</u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>X</u>
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

(for Charlestown, Boston and the N.E. region historical associations with Edward Lawrence, furniture manufacturer (#44) and Timothy Thompson Sawyer (#46), Mayor of Charlestown, ice dealer and local historian. #'s 44, 46 High St. represent the work of prolific Charlestown builder John B. Wilson (active ca. 1830s - early 1900s - see form on 47, 49 Monument Ave). During the late 19th/early 20th c. #44 housed two important local social/civic organizations - the Charlestown Club (1892-1906) and the Bunker Hill Council (1907-?). Architecturally, #44/46 High St. represents a substantial, well crafted double mansard house with bow fronts at the main facade. Bow front housing made a brief appearance in Charlestown ca. early 1850s (at Monument Sq., Laurel St. Union St. etc) but did not enjoy the same locally wide spread popularity as did the flat front. Particularly memorable is this duo's end wall profile w/ tall, linked chimneys - by 1850 linked chimneys were a very retardataire Boston area structural feature. #44/46's lot were carved from the old Dexter Mansion house estate, around the corner at 14 Green St (see form). Timothy T. Sawyer in Old Charlestown recalled that the Lawrence house "had a well kept lawn with the refreshing play of the fountain and with a fine display of beautiful flowers, skillfully arranged and faithfully cared for. In the fall of 1850 the foundations of the Lawrence and Sawyer houses were laid and in the summer of 1851 the owners moved into their new houses." Lawrence chose to live at #44 because it received the most sunlight. Sawyer preferred to live in #48 because of its proximity to a large tulip tree.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

According to Sawyer John B. Wilson, Charles Wilson and Elisha Faunce were the contractors responsible for #44, 46's construction. John B. Wilson and Charles Wilson are perhaps best remembered as the builders of many of the houses bordering Monument Ave (set out 1854/55). #44/46 High St. appears as T-shaped (w/ long rear ell) on the 1852 McIntyre map. #44's original owner, Edward Lawrence, was a leading figure in Charlestown business and political circles. He was regionally known as a furniture manufacturer. Born in Harvard, MA. on June 21, 1810, he came to Charlestown in April, 1825. He immediately became associated with the important Charlestown manufacturing firm of Jacob Foster and

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Charles Foster (already in business for 30 years before Lawrence joined the company) In 1833, the firm of Foster, Lawrence & Co. contracted for the labor of convicts at the state Prison (now site of Bunker Hill Comm. College) and until the firm dissolved in 1856, it continued to carry on its manufacturing business large in its shops in the prison. In 1863, he retired from furniture manufacturing to devote his time to his duties as president of the Bunker Hill Bank. In addition he served 6-years as a member of Charlestown's board of aldermen (1851-56). In 1858 and 1859 he was a member of the House of Representatives

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown

Form No:

Property Name: 44/46 High St.

Indicate each item on inventory form which is being continued below.
 from Charlestown. He died at his residence at 44 High St. on October 17, 1885 [Mr. Lawrence built #'s 36, 38 High St., next door, for his daughters ca. early 1870's - see form on 36, 38 High St.]

Timothy Thompson Sawyer, original owner of #46 High St., was also an important local businessman (with world-wide business connections), Mayor of Charlestown and local historian (e.g. Old Charlestown, 1902). He was born in Charlestown January 7, 1817. He was the son of William and Susannah (Thompson) Sawyer. He was initially engaged in the hardware and ship chandlery business of his uncle, Thomas M. Thompson, in Merchants Row, Boston. From 1842-44 he was a partner in the hardware store of Sawyer and Frothingham (John D.). In 1845 he entered into partnership with Gage, Hittinger and Co. - a business engaged in the wharfrage and ice business. Sawyer's Company shipped ice to a number of exotic, world-wide destinations including the West Indies, American South, Rio de Janeiro and Calcutta, India. In addition, Mr. Sawyer served as mayor of Charlestown in 1855, 1856, 1857 and was chairman of the School Committee from 1855-1864. In 1857 he was a representative in the Legislature and in 1858 he was elected to the State Senate. From 1860 until Charlestown's annexation to Boston on January 1, 1874, he served as president of the Charlestown Public Library. In 1880 he became the president of the Warren Institution for Savings. In addition he was an officer and/or member of a staggering number of social, civic, historical organizations. He was the author of Old Charlestown (1902) - an invaluable source for understanding Charlestown's 19thc. development as well as providing colorful vignettes of local figures.

In ^{Spring} 1892, Lawrence's heirs sold #44 to the Charlestown Club for the purpose of establishing a headquarters for this popular social club. The Charlestown Club purchased the Lawrence house for just under \$20,000.00 and allocated \$8,000 for alterations and furnishing. The club went ahead with plans to put an addition on the rear of the house (incorporating the original ell? this is not clear) with bowling alleys of regulation length and a billiard hall on the ground floor and an audience hall 100' x 40' on the street floor. In addition a verandah 36' x 16' was added to the westerly side of the building. The architect for these additions and alterations was Joseph Robbins - with contractual work performed by #44/46 High St's original builder John B. Wilson (with assistance from A.V. Lincoln and E.D. Robbins).

On August 13, 1892, it was noted in "The Charlestown Enterprise" that the Charlestown Club's new headquarters were nearing completion. It was noted that "handsome floors have been laid, the decor-

tions are completed and the furniture will soon be installed in place." Evidently the transformation from private residence to clubhouse was a success - with the minor exception of the fountain in the yard which "does not throw a Florida water stream". The rear Annex had not yet been completed at the time of the club's September 1892 opening.

By February, 1895, a new billiard room had been constructed to the rear of the building. It was noted in the Charleston Enterprise that "instead of being a second story to the building already containing the bowling alleys, the new building was built over and entirely independent of the bowling alley building. The floors of the new structure rest on steel beams 15" deep and 42" long and weigh 80 lbs. to the running foot. These beams rest on iron columns outside of the bowling alley building and the columns rest on brick piers. This method gives a strength to the structure far beyond the requirements of a building to be used for such a purpose. The billiard room is 40' long and 31' wide and 14' high and is lighted by 16 windows." In addition it contained four tables and was lighted by "a massive pane of French plate glass." It was also noted that "the ceiling of the billiard room is divided into six panels of equal size by heavy beams furnished in quartered oak and giving an exceedingly rich and solid effect in the room. The coloring of the panels in the ceiling are of warm buff with a fresco border in a light olive green. The side walls are finished in oil in a warm rich tone of terra cotta with a frieze in a dark olive green laid on flat. All the interior finish is quartered oak. The floors are of carefully selected maple making an excellent floor for dancing." It was duly noted in the Charleston Enterprise that "on the wall of the hall opposite the main entrance is a heavy frame of quartered oak, designed by one of the members of the club, Charles Eastman, an architect. It is a Gothic structure in three sections and is intended for an ornamental stained glass window which is being made for the club by Redding, Baird and Co., well known painters of glass. In the center of the window will appear the seal of the club in appropriate colors" - the cost of these "latest improvements" was \$5,000.00.

The Charleston Club evidently sold #44 High St. to the Bunker Hill Council, ca. 1906 or 1907. It was noted in a Charleston Enterprise story (Aug. 10, 1907, p. 1) that the clubhouse was to be reopened on Sept. 1st 1907. Under Bunker Hill Council leadership both house and grounds were restored by the Knights of Columbus and work men. The interior of #44 in 1907 was described as follows: "on the first floor is the large double

INVENTORY FORM CONTINUATION SHEET

Boston Landmarks Commission

Community:

Charles Town

Form No:

Property Name: 44/46 High St

Indicate each item on inventory form which is being continued below.

parlors and billiard room / with living room in the rear and beyond that is the extension in which there is a large hall, high studded and with windows on the four sides, underneath is the bowling alley in which there are three alleys of the Providence make with ample room for seating spectators." The second floor contained a library, ^{and} three card rooms. The third floor contained one large room extending almost the entire depth of the house. The attic contained a janitor's apartment.



EDWARD LAWRENCE.

After a fire, #44 was truncated to two stories. In 198, these floors were reconstructed when the Knights of Columbus sold the structure for residential condominiums.

1918

A WAR SECRETARY ONCE THE OWNER

Estate Now Belonging to Knights of Columbus Has Pleasing History

WAS BEST FRIEND OF JOHN ADAMS

Samuel Dexter, Member of the President's Cabinet, Was the Original Tenant—Law- rence and Sawyer Built the Houses

Apropos of the War Work drive now underway, and in which the Knights of Columbus are taking an active part and are deeply interested as a component in the allowances to care specifically for the boys abroad under their charge, the writer considers it timely to jot down a few lines descriptive of the old estate on High street now owned and occupied by Bunker Hill Council, Knights of Columbus. Interest especially centres in the fact that this estate and the one adjacent, which includes a brick house making a double residential structure in old times and now in part owned and occupied by Hon. Arthur Harrington, were once a portion of the estate belonging to a war secretary of the United States, Samuel Dexter, a member of President John Adams' cabinet, whom that distinguished executive once said was "the ablest friend he had on earth."

The mansion-house of Samuel Dexter was on Green street facing towards Dexter Row and for years has been the headquarters of Abraham Lincoln post, while the grounds extended down to Main street and around to High street embracing the property now in the ownership of Bunker Hill council. In the early 90's, an influential coterie of Charlestown citizens formed an organization which they named the Charlestown club and coming into possession of one of the dwellings and grounds on High street started and maintained for many years an elegant clubhouse there. After the retirement of the Charlestown club from local social life as a concrete organization, the property remained unoccupied and a decade ago the Knights of Columbus purchased the same and took possession. Perhaps the following interesting facts published by Hon. Timothy T. Sawyer in his book "Old Charlestown" may as clearly give in detail the early story of the present Knights of Columbus property as any, together with much concerning the entire property once known as the Lawrence-Sawyer estate. Here is what Mr. Sawyer wrote originally for The Charlestown Enterprise, June 11, 1898, and which subsequently appeared in his interesting book:

The Charlestown Club, one of the popular organizations of today, purchased, and the members are now using, for their clubhouse the former residence and grounds of the late Honorable Edward Lawrence, on High street; and thanks to them the beautiful garden is still kept up and generously offers its attractions to passers-by, as it always did in the life-time of its former owner. There must be, among the members of the club, some of those who are filled with the same spirit as he was; who

ter estate, a description of which was given in the first chapter of this volume. That chapter was written just after the purchase and dedication of the mansion house by the Abraham Lincoln Post of the Grand Army of

wards the elegant residence of Giles Alexander. Nathan Bridge and Hamilton Davidson in succession, was lost to sight and is to memory dear only to those of us who knew it in its days of grandeur, when in its completeness it vied with the most beautiful of private residences and was growing more and more beautiful as a home for its owners and a paradise for the birds.

In the fall of 1850 the foundations of the Lawrence and Sawyer houses were laid, and in the summer of 1851 the families moved into their new homes. The choice of lots was arranged pleasantly and satisfactorily, the sunny side the more readily yielded to Mr. Lawrence inasmuch as the writer had taken a fancy to a large tulip tree still growing, which would stand in a conspicuous place in his garden if he took the other side. John B. and Charles Wilson and Elisha Faunce were the contractors, and the work went on successfully and harmoniously to the finish. Mr. Lawrence and the writer, with their families, lived there as neighbors and friends from the summer of 1857 to the time of Mr. Lawrence's death, Saturday, October 17, 1885.

Edward Lawrence was born June

of his brother-in-law, Richard Baker, jr., he was one of the trustees of his large estate.

and active in public affairs, elected very early in life a member of the Board of Selectmen, he was re-elected for many years, several of which he served as chairman. After the city charter was accepted in 1847, he was urged many times to accept its higher positions, but he declined until his friend, Richard Frothingham, was elected Mayor, when he consented to be an alderman, serving three years; and again under the three years' administration of Timothy T. Sawyer he lent his valuable aid as an alderman for the whole time. When the Mystic Water Works were projected in 1862 he was chosen chairman of the first board of water commissioners and he held that position until 1873 when he resigned. The record of the construction and cost of the Mystic Water Works affords mathematical evidence of the honesty, sagacity and energy of the first water board.

Mr. Lawrence represented the city in both branches of the State Legislature and rendered valuable service in perfecting the bill for the annex-



KNIGHTS OF COLUMBUS CLUBHOUSE

As It Looked When Occupied by the Charlestown Club and After the Lawrence Family Had Sold Property

the Republic, and we are glad that in its new use its exterior could be preserved for a while longer to aid in keeping alive pleasant memories of its former occupancy so now we rejoice that the Charlestown Club is satisfied with the exterior of the residence of Mr. Lawrence as he left it, and that year after year they cheer the neighborhood with a well-kept lawn, with the refreshing play of the fountain, and with a fine display of beautiful flowers, skillfully arranged and faithfully cared for.

In 1850 what remained of the Dexter Estate, at the time the property of the heirs of Hamilton Davidson—the land on Main street on which Dexter Row had been built and that on Green street on which stands the Winthrop Church, having been previously sold,—was laid out in lots and advertised to be sold at auction. The mansion house, with a liberal allotment of land, was one lot; and there were eleven other lots, four fronting on High street and seven on the court that runs in by side of the Winthrop Church from Green street. Before the day set for the auction arrived, the mansion house and lot was purchased at private sale by Rhodes G. Lockwood; and nine of the other lots, the four on High street and five on the court, by Edward Lawrence

21, 1810, in the pleasant town of Harvard. His childhood and boyhood were spent there, and the memory of it will be ever precious and sacred. When he was fifteen years old he came to Charlestown, and for sixty years honored it by his sound character and useful life, the impression of which was so surely fixed upon the minds of all who knew him that to add a word of eulogy seems superfluous and unnecessary. A tender expression of friendship and regard comes unbidden to the heart, but the head feels no regard for emphasizing the good name which he made for himself and left untarnished and secure.

His arrival in Charlestown was anticipated by an offer of employment in the furniture-manufactory of Mr. Charles Forster, and in this establishment his youthful days were passed and his manhood career commenced, for he became the business partner of Mr. Forster, under the style of Forster & Lawrence, and was for more than thirty years the successful manager of a very large furniture business, from which he retired in 1863. On October 3, 1842, he was made a director in the Bunker Hill Bank, and became its president, October 2, 1885, which office he held continuously until his death. He was elected one of the board of trustees

tion of Charlestown to Boston, which was passed while he was in the Senate in 1872. He was a member of the Universalist church and served on the standing committee of that society for nearly half a century, occupying that position at the time of his decease.

In social left he was highly esteemed. He met his friends with cordiality, and received them with a hearty greeting at his own home, the scene of many happy and brilliant gatherings and superb entertainments. His memory for good stories and his faculty for telling them at the right time were remarkable, and his quiet way in joining in the amusement they occasioned was peculiarly his own. His generosity is told in the record of benefactions in Charlestown during his time, for it would be hard to find one in which his name does not appear on its list of contributions.

The eldest daughter of Mr. Lawrence was the wife of Mr. Daniel F. White of Charlestown, and afterwards of John Chandler of Bosca-wen, New Hampshire. Harry K. White of Lee, Higginson & Co., Boston, is a grandson. Mrs. John Kent of Chestnut Hill is another daughter. Edward Lawrence of Wellesley, and Charles R. Lawrence, of Brookline, now the president of the Bunker Hill

Send Your Money Home
ASK THE SECRETARY NOW

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Bibliography - Maps - 1818, 1852

Atlases - 1875, 1885, 1892, 1901, 1911

Charleston Directory - 1842

Middlesex Deeds - 382:183, 418:134, 454:48, 551:323, 921:468

R. Mallory "Panoramic View From Bunker Hill Monument" - 1848.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

end-wall gables - as such #49, 51 High St. represents one of the earliest examples of the masonry double house in Charleston - it would not be until the late 1840's that masonry residential construction - be it single, double or multi unit - would become commonplace. #49, 51 High St. is a key component in the "wall" of primarily brick mid 19th c. residences bordering the northeast side of High St., between Green and Cross sts.

On June 3rd 1839, Ruth Payson of Boston, widow, sold #49's lot "with a brick dwelling house, newly erected thereon" for \$3,150.00! Frederick Robinson of Charleston - Robinson is listed in the 1842 Charleston Directory as living at "High near Green St.", but his occupation is not listed. [note #49, 51's lot was part of a rectangular lot labeled "Robbins" on the 1818 Tufts Map of Charleston]. Frederick Robinson "Esquire", sold this house (#49) to Catherine Gerry, "widow" on July 21st 1842 for \$3,400.00. Mrs. Gerry purchased "the dwelling house in which I (F. Robinson) now live". November 29, 1844 will:

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Gerry of Charleston, "trader", sold #49 to Samuel Gerry of Charleston "portrait painter" for \$3,260.00. On April 20, 1850 Samuel L. Gerry, "Painter of Portraits" sold #49 High St. to Albert Smith of Charleston, "gentleman" for \$3,100.00 [Further research is needed on Samuel Gerry "painter of portraits" at MFA library/American paintings Dept. or B.P.L. Fine Arts room - 3rd fl. - files). From 1865 until? #49 was owned by Florimund A. Downing (see?)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Fran ea-1875 until at least 1911 #51 High St. was owned by Francis Raymond (see?) and his heirs - C.F. and H.M. Raymond.



#53 High st.

ADDRESS 53, 55 High st COR. Green st

NAME _____
present original

MAP No. 28N-12E SUB AREA east

53 = 1838 → Middlesex Deeds

DATE 55 = ca. 1838 (?) → stylistic
source

ARCHITECT _____
source

BUILDER _____
53 - Lemuel Mills source

OWNER 55 - E. F. Cutter
original present

PHOTOGRAPHS CT 2-6/4-86, 3-1/1, 2-86

#55 High st

TYPE (residential) ^{two} singles double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF Gable cupola - dormers 1 per house - main fac.

MATERIALS (Frame) #53 clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION #53 - Greek Revival, wood frame, clap-board clad house - 3 bay x 2 bay main block, long ell (2-stories) to rear. Main block rises 2-stories from granite block basement to broad gable roof w/ end-wall gable to Green st. Edges of house accented by baseboards, cornerboards and fascia board. Side hall plan, entrance flanked by Doric pilasters, surmounted by cornice headed entablature. Recessed entry wall's feature well-crafted wood panneling. Single gable roofed dormer at

EXTERIOR ALTERATION minor moderate drastic #55 - wood shingles obscure original base and corner boards. Later outer entrance door and 8-pane.

CONDITION good fair poor _____ LOT AREA _____ sq. feet transom.

NOTEWORTHY SITE CHARACTERISTICS Prominently sited at NE and SE corners of High/Green
- houses provide memorable introduction to ca late 1830's - 50's wood frame houses of Green st.

Center of main facade's roof slope.
#55 High st is a moderately altered Greek Revival single family house which was evidently identical to #53 High st. Presently clad w/ wood shingles, this house possesses 3-bay x 2-bay main block, long rear ell and side-hall plan. Its main entrance is flanked by pannelled Doric pilasters and is surmounted by cornice headed entablature. Like #53, its windows are fully enframed but exhibit 1/1 replacement sash. #53 exhibits 2/1 wood sash.

SIGNIFICANCE (cont'd on reverse) Situated at the northeast and southeast corners of the High st / Green st. intersection, #53 and 55 Green st - serve as "gate way" structures to Green st's interesting collection of ca. late 1830's - 1850's wood frame Greek Revival and Italianate houses. #53 High st. is the least altered of the two houses, retaining its distinctive form (broad end wall gable facing Green st), crisp lines (emphasized

Bibliography

Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Middlesex Deeds - #53 = 661:70, 661:159

#55 - 1239:291, 1244:226

Charlottesville Enterprise - spec. ed. "Charlottesville Citizen Part. Present
Moved; date if known and Future" - 1893

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

by base boards, corner boards and fasci board), original fabric (clapboards) and handsome, straight forward entrance enframements. Built ca. 1838, #53 has significant historical associations with James E. Greenleaf author of one of the most stirring marching songs of the Civil War - "John Brown's Body".

#53 was probably built ca. 1838 for Lemuel Mills "yeoman". In a deed dated October 15, 1853, in which Mills sells this house to Miss Mary Elizabeth Willard, "single woman" (for \$4,000.00) it is noted that #53 was "the same estate which I (Mills) now occupy and of which I have lived the fifteen years last past, together with all my right and title in a brick party wall".

#53 also is included within a marriage contract/property agreement [Middlesex Deeds 661:159] between Mary Elizabeth Willard and James E. Greenleaf of New York. Greenleaf agreed that Mary Elizabeth Willard "after the solemnization of said marriage shall continue to hold all the real and personal property and rights of action which she may be seized and possessed at the

Preservation Consideration (accessibility, re-use possibilities, capacity

for public use and enjoyment; protection, utilities, context)

time of said marriage. Greenleaf allowed that "he will not reduce to possession any money which she may have at the time of her marriage aforesaid, but that she may change said money into furniture, plate and other household articles to be placed in her dwelling house numbered 53 on High St." James Greenleaf lived at #53 High St. until at least 1875 - a Mary Greenleaf (presumably Mary Elizabeth Willard Greenleaf) lived here until at least

Bibliography and/or references (such as local histories, deeds, assessor's 1911 records, early maps, etc.)

James E. Greenleaf was the author of the stirring Civil War marching song "John Brown's Body". It is said that Greenleaf wrote this song while on duty with a detachment of troops at Fort Warren in Boston Harbor. Greenleaf wrote this song at the very beginning of the Civil War - supposedly "spurred on by the enthusiasm of his comrades". Greenleaf was the organist at Saint John's Episcopal church. In 1875 his occupation was listed as "agent,"

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community: Charles Town	Form No:
Property Name: 53; 55 High St	

Indicate each item on inventory form which is being continued below.

H. F. Cox Company, 38 Battery March, Boston.

#55 High St. - judging by form and elements which are similar to #53, was built ca. 1838. - possibly for Elisha F. Cutter

From 1872-1874 this house was owned by Andrew J. Bailey (evidently as an investment property), prominent late 19th lawyer and politician (see Charlestown Enterprise - special edition, 50th Anniversary of the Bunker Hill Monument,

"Charles Town Citizens, Past and Present". From 1874 until the early 1900s, this house was owned by George H. Stetson,

"boots and shoes", 158 Hanover St., Boston (1885). His heirs owned this property until the early 1900s. By 1911, this house was owned by a Catherine F. Sullivan.

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown Directories - 1860s - 70s
 Boston Directories - Post 1875
 Middlesex Deeds - #65 - 395: 194, 711: 101
 Suffolk - 2783: 390; 3368: 453
 #61 - Suffolk - 1823: 337, 3368: 453, 2327: 394
 Moved; date if known Charlestown Enterprise - Spec. Ed.

Themes (check as many as applicable) 50th Anniv. Bunker Hill Monument - biographical sketches - Wm. E. Litchfield Wm. E. Litchfield

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				



Significance (include explanation of themes checked above)

banding and lintels with incised Eastlakeian detail. (#61 High st ↑)
 #65 High st. represents a rather straightforward fray into the single family, masonry, sidehall plan Greek Revival house type. It ranks among the first brick houses built along High st. between School st. and Monument square. #61 High st. has ^{regionally} significant historical associations with furniture and lumber dealer William E. Litchfield. For many years #65 High st. was the home of Morocco dresser, Freeman C. Sewall.

#63 High st. was built in 1881 for William E. and Cordelia A. Litchfield. The Litchfields paid the heirs of Charles A. Raullett \$8,000 for this land "with the buildings thereon" on April 28, 1881. [see Probate Records (Middlesex?) for Charles A. Raullett, Billerica, MA, 11 June 1878]. This house's lot appears vacant on the 1868 Sanborn Insurance Atlas and the 1875 Atlas of Charlestown. William E. Litchfield was born in Cohasset, MA, Aug 4, 1861. He became a resident of Charlestown in 1881 (the same year as #65 construction). He was a director of the Reed Furniture Co., of

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

South Keene, N.H. and was a member of the firm of Litchfield Brothers of North Vernon, Indiana and Boston, MA wholesale lumber dealers. He was "a popular society man" holding memberships with numerous local social/civic organizations. He lived at 61 High st. from 1881 - ca. 1890's. By 1901 a Marcia Towle is listed as this property's owner.

#65 High st. was built ca. early 1840's - on July 28, 1840, Benjamin

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Bell, chemist of Charlestown sold #65's lot to Benjamin Seabury of Charlestown, physician for \$925.10. (Directory work may determine more exact date of Seabury occupancy of #65). For many years, (ca. 1855 - 1901), this was the home of Freeman H. Sewall - variously listed as Morocco dressers - 1860's (partners in Sewall and Chase, "carriers", 9 Middlesex st) and Morocco Manufactures - 1870's ("foot of Dorraunce" - evidently on the Mystic River(?)). By 1911 an A.M. Grandison owned this house.

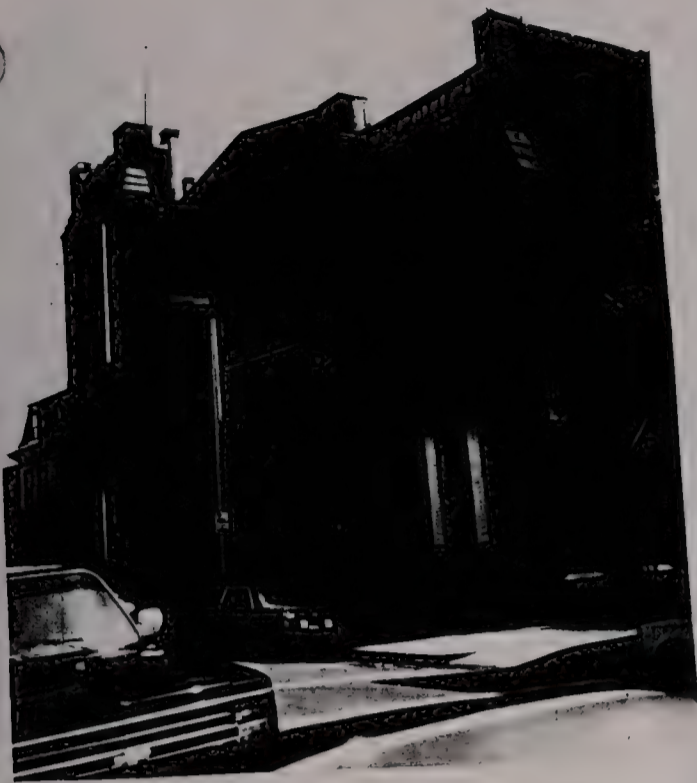
61, 65 High St.



↑ # 65 High st. ↑ # 61 High st



DETAIL: 61 High st.



ADDRESS 62 High St. COR. opposite Elm St.
 NAME Boys + Girls Club - present
Trinity Methodist Episcopal Church - original
 present original (Later Eben D. Jordan Building, The Boys Club of Boston)
 MAP No. 28N-12E SUB AREA _____
 DATE 1867 - reworked ca. 1926 (?) Hunnewell - Center of TownLife
 source
 ARCHITECT S.J.F. Thayer Hunnewell - 2 Century of p. 58
 source TownLife p. 58
 BUILDER _____
 source
 OWNER Trinity Methodist Society / Boys + Girls Club
 original present
 PHOTOGRAPHS CT.

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) church converted to youth club

NO. OF STORIES (1st to cornice) _____ plus _____
 ROOF Gable cupola tower no longer extant dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Much altered Italianate church constructed of brick w/ sand stone trim.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair-poor LOT AREA 9100 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated on steep incline of Breed's Hill.

SIGNIFICANCE (cont'd on reverse)

Overtime, Trinity Methodist Episcopal church has been greatly altered and presently _____. It was built in 1867 in the Italianate style from designs provided by S.J.F. Thayer (see Form on #20 Devens St for biographical information on Thayer).

(Map)

Bibliography - Atlases - 1868, 1875, 1885, 1892, 1901, 1911.
 Hunnewell - A Half Century of Town Life p. 58

Moved; date if known _____

Themes (check as many as applicable)

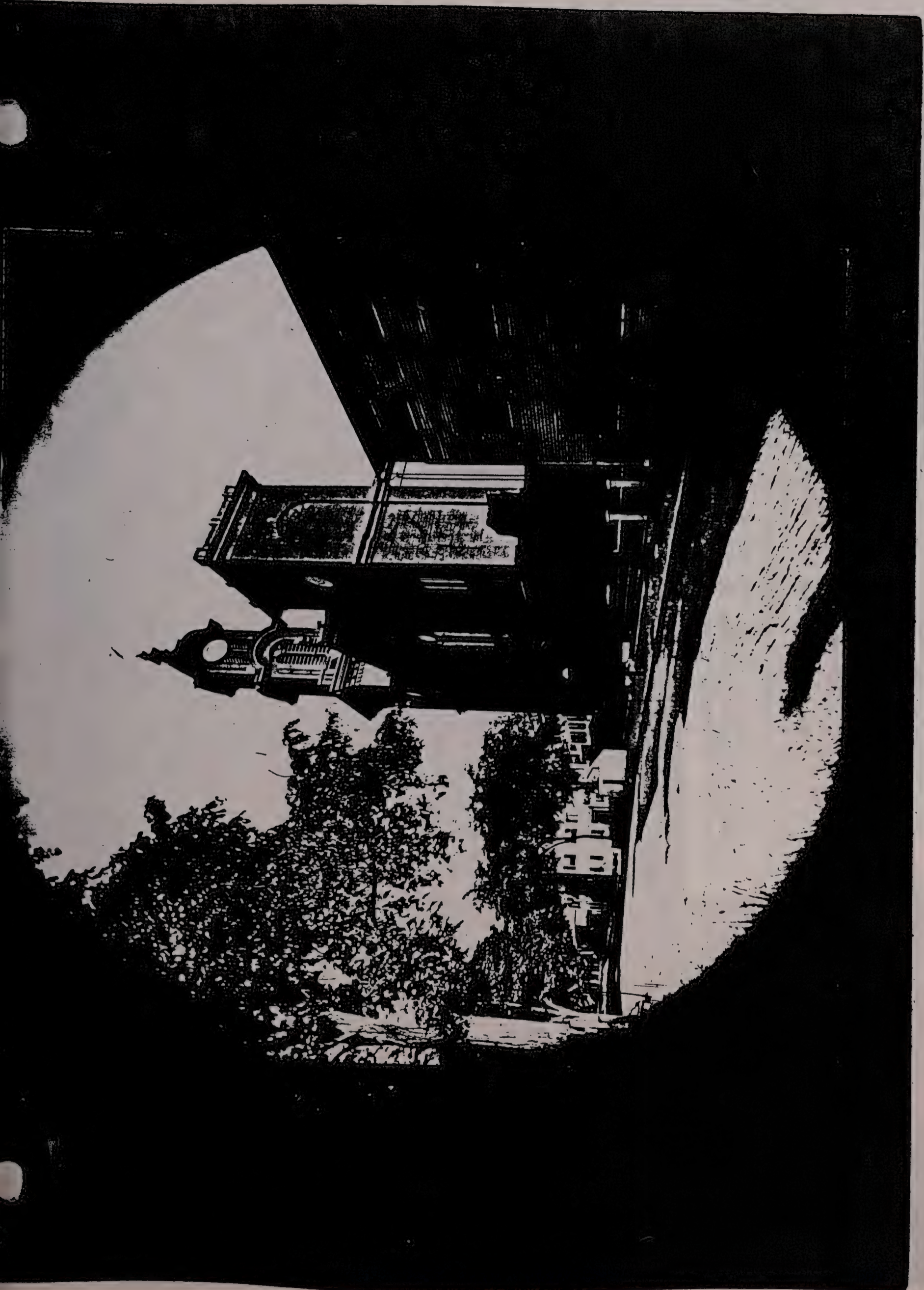
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Hunnewell notes that this church "was built not merely of brick in the customary way, but with hollow walls, on which the inside plaster finish was laid. The roof, supported by slender pillars and showing its frame, had no dangerous garratt; partitions in the basement were filled solid, indeed a nearer approach was made to unflammable construction than in any other public building ever in the town. Hunnewell was romantic by observing that "On a moonlight night the view of the front from the northward, when the tower, spire and central gable, are seen at an angle, shows, perhaps, the prettiest bit of grouping now in the town". During the late 19th/early 20thc. Trinity Methodist church appears with a small rectangular chapel to the rear labeled "Boylston chapel" in 1885, "Harvard Church Society" (1901) and Bunker Boys Club Assoc (together w/ 10 Wood St) in 1911. During the early - mid (?) 20thc. this building contained a Boys Club - evidently Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) funded by Boston philanthropist Eben Jordan. It has been associated since then with the Boys Club.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

62 High St



(now a boys' club)

Title..... Trinity Methodist Episcopal.
High St. opp. Elm St.
Town..... Charlestown, Mass.....

Built by..... Date.....

Print taken..... Hawes # 400.....

Boston Athenaeum } Gift of.....
Date.....

Bibliography - Maps: 1818, 1833, 1839, 1848, 1851

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1834-1874

"Souvenir of Charlestown and the Bunker Hill Monument" 1843-1893

Middlesex Deeds: 83]:377, 891:160, 1061:597, 1130:65 / Suffolk Deeds: 1783:83, 2109:34

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____xx				

Significance (include explanation of themes checked above)

later this probably was sold by an Otis Simonds (occ. unlisted) to Martha G. Richardson for \$17,000.00 on July 7, 1869. During the 1870's and 1880's this house was sold back and forth between Thaddeus Stevens [occ. unlisted] and Thaddeus Richardson [of Briggs (Philander S.) and Richardson, distillers, 63 Chelsea St, Charlestown]. By 1893 a Julia M. Burbank, widow, owned this property. By the early 1900's a Mary J. Fiske owned this house. The 1875 Atlas indicates a stable to the rear of this house. Late 19th--early 20th c. atlases show a rectangular back stable on this lot.

Thaddeus Richardson, this house's second owner, was born in Stoneham, MA, March 14, 1809. Educated at the Academy in Sanbornton, N.H., he went to Lynn at the age of 17 as a blacksmith's apprentice. After a year and a half he removed to Malden where he was self-employed as a blacksmith/stable keeper. He lived in Malden for ten years and during the latter portion of the time operated a stage line from Malden to Boston. Together with Henry Van Voorhis, he next started in the grain business on a site later occupied by the Fitchburg RR. [in Charlestown?]. By the early 1840's he and Edwin Bradley opened a grocery store in Charlestown. By the late 1840's he had formed a partnership w/John F. Hartshorn in a grocery store on Blackstone St, Boston. His next business venture was with the firm of Richardson and Chapin, which, like the former business, did a distilling business for five years. During the late 1860's he turned to farming on his two large farms in Stoneham, MA--during this time he and his brother built the Stoneham Branch R.R. According to "Souvenir of Charlestown" (1893) he bought 72 High St in 1871. He spent his retirement caring for his real estate

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

interests. He was a member of the Charlestown Common Council in 1873 and served four years on the Charlestown Water Board. For sixteen years he was a member of the Winthrop Society.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 74/76 High St. COR. near School St.

NAME _____

present original

No. 29N-12E SUB AREA Salem Hill: Elm-Walker Sts.

c. 1848

source

ARCHITECT _____

source

OWNER _____

source

OWNER Andrew K. Hunt, Thomas Hooper

original present



PHOTOGRAPHS C-town 6-4/1,2-86

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF gable cupola 222 dormers modern dormer addition
(wood)

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
(Granite block basement)

BRIEF DESCRIPTION Interesting variation on the Greek Revival double house long main block composed of 3-bay side hall plan segment (#74) and 5-bay center entrance segment (#76). #74's recessed entrance is enframed by Doric pilasters and heavy entablature. Fascia boards appear at cornice #76's recessed center entrance enframements consist of fluted pilasters with bosses containing anthemion (?) motif. In center of fluted entablature is a rectangular panel containing a sheet of wheat motif. Still intact are the double multipanel front doors (and granite * EXTERIOR ALTERATION minor (moderate) drastic shingle siding, modern dormer on #74

CONDITION (good) fair poor LOT AREA 74-3530 76-5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

* front steps). Walls clad w/wood shingles (both houses) windows are simply enframed #76 featured 2 widely spaced and pedimented dormers. (Map) Broad, 2-bay end wall gables.

SIGNIFICANCE (cont'd on reverse)

Architecturally, #74, 76 High St. represents an interesting variation on the more typical Greek Revival double house type built in Charlestown during the 1840's. For one thing, #74, 16 is more substantial in terms of Scale, standing 2-stories tall w/broad end wall gables as opposed to 1-1/2 story, cottage-scale double houses such as #20 and 22 Russell St. Usually 1840's Charlestown double houses have paired entrances w/six bay main facades. In this case, the main block's segments are treated as 3-bay, side hall plan house (#74) and 5-bay center entrance house. #76 possesses one of the finest Greek Revival

Bibliography - Maps: 1818, 1833, 1839, 1848, 1851

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1834-1874

Old Charlestown - Timothy Sawyer - 1902 - Charter on "High Street, sixty years ago" p. 448.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

entrance enframements in Charlestown-fluted pilasters are surmounted by bosses with Greek floral motif and the entablature exhibits a sheaf of wheat motif set within a rectangular panel.

#74 and 76 High St. were built c. 1848 for Thomas Hooper and Andrew K. Hunt, respectively. Thomas Hooper is listed as a bank officer in the 1848 Charlestown Directory but does not appear in the 1852 Directory. Hunt was a cashier at the Suffolk Bank in Boston. Hooper and Hunt purchased #74 and 76's land from John Harriss of Manchester, Ma (et, al) on Oct. 16, 1847 Osee Middlesex Deed 511:367). This land is referred to in the deed as the "souther Lots" (laned for Nathaniel Souther, deceased) #76 remained in the Souther family until at least the early 1900's. By 1866 William Hunt, clerk, at the Suffolk Bank of Boston owned #74. During the early 1860's, William Hunt was listed at 63 Pearl St, Charlestown. By 1901, J.J. and Catherine J. Coleman owned #74. J.J. Coleman (occ. unlisted) evidently owned this house as an investment property. The Andrew K. Hunt heirs are listed as the owners of #76 in 1901.

At the time of its completion in 1848, #74,76 High St. faced the Odin pasture-an area bounded by High, Elm, Summer and School Sts. Next door, at the corner of High and School Sts was a wooden building which was the homestead-estate of John M. Fiske. The Fiske Garden was large and extended half way down towards Main St. #74, 76 occupys what was the High St. portion of the Fiske Garden. Sawyer notes that Andrew K. Hunt, Benjamin Bruce and Charles B. Fessenden were the occupants c. 1850. The section of High St. between Elm St and Salem St. was set out c. 1790's, early 1800's. High St. south of Elm St. was part of an old road system (at least mid 18th c.) which incorporated The Salem Turnpike, Adams St. and Elm St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

to Bunker Hill St

Bibliograph
records, ea

as loc



Bibliography: Atlases: 1875, 1885, 1892, 1901
 Boston Evening Transcript, Jan. 28, 1922
Boston Year Book 1924-1925

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>x</u>	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>x</u>
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

This building was erected with funds from the George Robert White Fund. George Robert White (1847-1922) was the owner of the Potter Drug and Chemical Co. He was an investor in real estate and for many years was known as the largest individual taxpayer in Boston. His philanthropy encompassed the funding of a building for the Massachusetts College of Pharmacy [see Fenway Survey] and generous sums donated to the Boston Museum of Fine Arts, Massachusetts General Hospital, Children's Hospital, as well as a trust fund "to be used for the creation of works of public utility and beauty." He also provided the funds for the stadium at Franklin Field. Further research is needed on this building's architect and builder. Boston Building Department Materials did not yield information on this building's construction cost, architect, etc.



Preservation Consideration (accessibility for public use and enjoyment, protection)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 86-98 High St. COR. Salem Sts. between School and

NAME "Clapps Block"
present original

No. 29N-12E SUB AREA Walker St. Salem Hill: Elm St.

1871 Middlesex Deeds
source

ITECT source

DER source

R Frederick Clapp
original present

PHOTOGRAPHS C-town 4.6/3.86

TYPE (residential) single double 7-unit 2-fam. 3-deck ten apt.
(non-residential) row

NO. OF STORIES (1st to cornice) 2 plus basement and attic

OF Mansard cupola -- dormers 1 double dormer per bldg.
wood

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 7-unit row of Italianate/Mansard houses. Main facades feature 2-story octagonal bays and flat entrance bays, short flights of stairs lead to recessed, paired entrances. Still intact are bracketed doorhoods w/pendants. Cornices features flurid brackets interspersed w/dentils. Double dormers feature sawcut floral motif at center w/dentils and small center pediments. #90 is the most intact of this group.

EXTERIOR ALTERATION minor moderate drastic modern siding

CONDITION good fair poor LOT AREA 86=1627 88=1404 sq. feet
90=1428, 92=1454, 94=1479, 96=1503, 98=1529

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

(Map)

#86-98 High St. is an attractive group of wood frame, Italianate Mansard row houses. This row adds considerable interest to the streetscape via repetition of octagonal bays, bracketed doorhoods, dormers, etc. This group was built by Frederick W. Clapp of Framingham c. 1871 and was subsequently known as "Clapp's Block." On December 30, 1870 Clapp purchased these lots from George R. and Catherine Baldwin (Middlesex Deed 1145:225)

Bibliography: Maps--1818, 1833, 1839, 1848, 1851
 Atlases--1875, 1885, 1892, 1901
 Charlestown Directories--1834-1874
 James F. Hunnewell, A Century of Town Life, pp. 96-97
 Timothy T. Sawyer, Old Charlestown, pp. 117-118

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

for \$65,000.00. Clapp's Block is located on a portion of the old James Harrison estate. The Harrison mansion stood in the center of the block bounded on Main St., 114 feet and 126' on High Street. James Harrison well-to-do merchant and real estate speculator built this mansion in 1799-1802. Harrison died in 1812. In 1817 the Mansion House was sold to Capt. Thomas Beckford, merchant. He died in 1820 and his widow owned this estate until 1828. During the 1830's, Loamine Baldwin, called the "Father of Civil Engineering" lived here. In 1870 the estate was divided into house lots by Frederick Clapp. #86-98, were evidently built the following year on what had been the site of Harrison's small orchard which was enclosed by "a high rough fence." In 1871, Linwood Pl., the cul de sac, to the rear of "Clapp's Block" was laid out and the old Harrison mansion was moved to 16-18 School St. until it was finally demolished in June, 1964. Frederick Clapp retained ownership of Clapp's Block until the early 20th c. During the 1910's and 1920's the houses in this row were sold to various individual owners. #94, for example, was sold to the Avon Home on November 16, 1920.

Preservation Consideration
 for public use and enjoyment

Bibliography and/or referer
 records, early maps, etc.)



To the rear of "Clapp's Block" is another Frederick Clapp residential development - LAWNWOOD PLACE - (c. 1871) - a cul de sac off the east side of Main St.

ADDRESS 100 High Street COR. Salem St.

NAME present original

MAP No. 29N-12E SUB AREA Salem Hill: Elm-Walker Sts.

E c.1799-1805 local histories
source

HITECT source

OLDER Oliver Holden(?) source

ER Shadrach Shattuck?
James Harrison
original present

PHOTOGRAPHS C-town 6.4/4.86



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

OF low hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.
basement

BRIEF DESCRIPTION High Style Federal masonry house--the surviving half of a former double house. Situated on granite block basement, 2-bay x 5-bay mainblock. Center entrance w/wooden enfr. intact surmounting front door is elliptical fan light. Entrance lintel composed of header bricks. Windows are fully enframed w/well-carved, projecting moldings, 6/6 wood sash. House culminates in projecting wooden cornice. Rear wall extended above roofline as firewall w/linked chimneys.

EXTERIOR ALTERATION minor moderate drastic double house reduced by one half

CONDITION good fair poor LOT AREA sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner lot, white picket fence along High St.

(Map)

SIGNIFICANCE (cont'd on reverse)
100 High St. is an excellent example of substantial Ca. late 1790's/early 1800's Charlestown housing. Built as a double house c.1799-1805, this house was reduced by one-half at some point in the 20th c. It is part of Charlestown's remarkable collection of detached, mansion scale houses--a collection unmatched by any other Boston neighborhood, including Beacon Hill. This house represents the only extant evidence of the old James Harrison estate which encompassed a central mansion house, orchard (High St.) and lawn on the block bordered by School,

Bibliography: Maps--1818, 1833, 1839, 1848, 1851
 Atlases--1875, 1885, 1892, 1901
 Middlesex Deeds
 Old Charlestown--Timothy T. Sawyer--1902
 Century of Town Life, James Hunnewell 1887

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	X	Exploration/ settlement
The Arts	_____	Industry
Commerce	_____	Military
Communication	_____	Political
Community/ development	X	



Significance (include explanation of themes checked)

High, Salem and Main Sts. James Harrison was a well-to-do merchant and real estate speculator. Interestingly this double house was a secondary residence on Harrison's estate. Harrison's mansion house stood in the center of the block bounded by High, School, Main and Salem Sts. Built 1799-1802, it was "a square wooden mansion, two-stories high, resembling the Dexter House (still extant on Green St.), but plainer, without a cupola, and surrounded by far less elaborate grounds." This house was moved to 16-18 School St. in 1870 and was demolished in June, 1964. In any event, Sawyer sheds light on 100 High St's beginnings (further work is needed to untangle deed chain at Middlesex). He states that "the double brick house which stands on the corner of High and Salem Sts., was also built by James Harrison or his father. His father lived in the half of it that fronted on the fruit garden (this orchard was located on the site 86-98 High St.). His lot was enclosed by a slat fence, in which was a gate opening into a pathway that led through the son's garden to his house--a convenient and pleasant connection of family estates." Hunnewell lists James Harrison's widow as living here in 1812. This house's deeds have been traced back to 1816 on Sept. 28, 1816. At that time Elisha Wheeler, Charlestown, merchant sold this property to Elisha Phinney for \$2,000.00. This lot is described as "parcel of real estate near the Second Congregational Church, bordering the garden of the mansion house of James Harrison, deceased, purchased at Auction (lately) by Capt. Thomas Beckford." This deed mentions "the brick house." Evidently Phinney owned both halves until the house was purchased by Isaac Warren and Geo. Warren in 1833. By 1836 Timothy Fletcher, lumber merchant, owned both halves of this house.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Fletcher sold the "missing" half to George Stimpson, Jr., gentleman on April 15, 1847 (501:261) for \$3,200.00. This deed mentions a circular fence at the northeast corner. Stimpson in turn sold the "missing" half to John Mulla, trader/furniture dealer on June 2, 1856. On July 7, 1856, Mulla sold it to Henry Caryl of Charlestown, cabinetmaker for \$4,000.00 (741:322). This deed mentions the circular fences at the northeast corner and the adjacent brick house of Timothy Fletcher. The 1875 Atlas indicates that by that time Caryl owned both halves. The deed chain associated with the extant portion of this house does not indicate when Caryl acquired #100. (Starting w/Franklin G.R. Lennon from Charles M. Hosmer, June 25, 1886, 1729:354). By 1901 F.G.R. Lennon is listed as the

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

owner of #100 and the "missing" half was owned by a Francis Rayner.

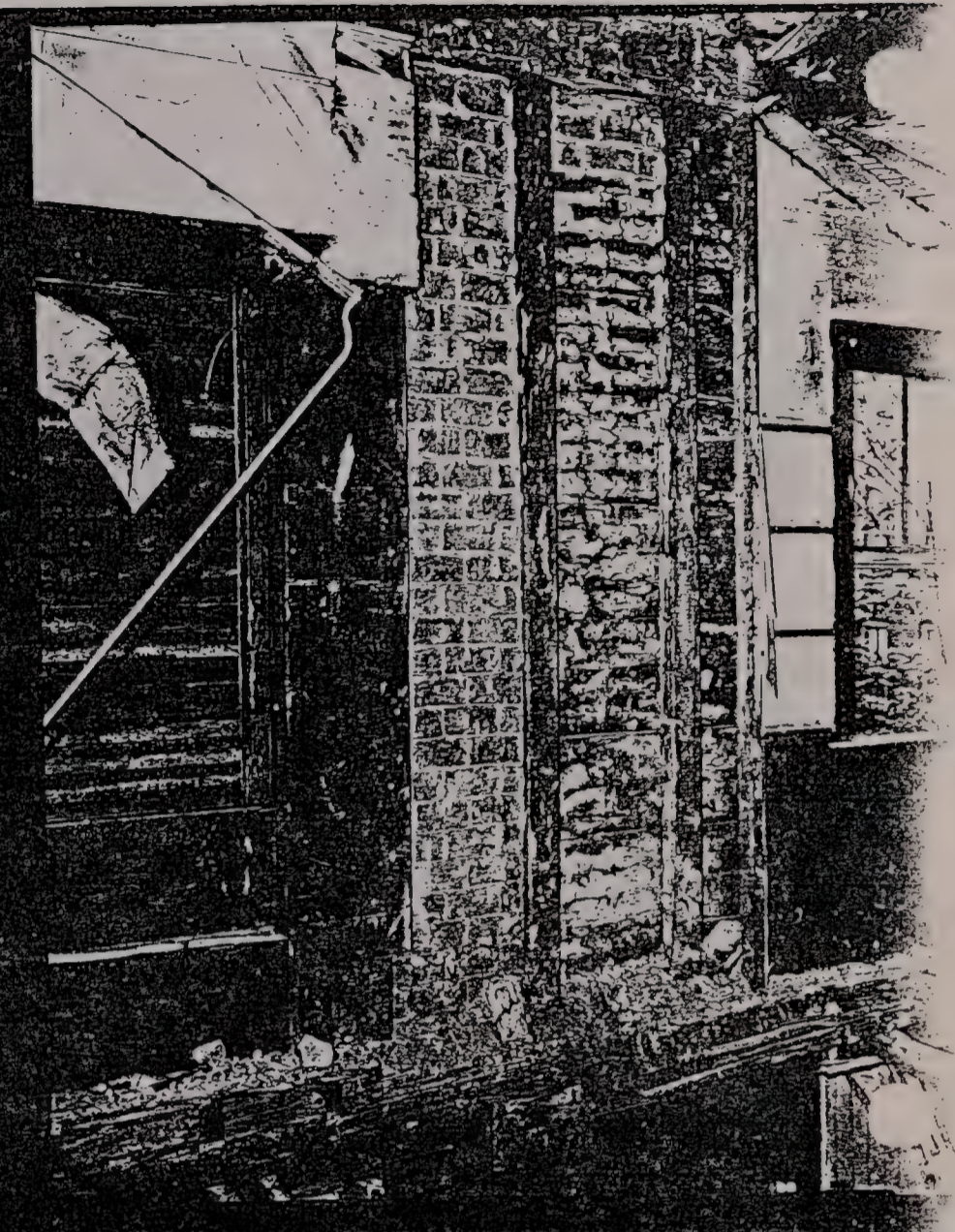
This house is a survivor from Salem Hill's earliest phase of residential development during the 1790's and early 1800's. It may represent the work of Oliver Holden, carpenter, and/or Shadrach Shattuck, brick maker. (see form on 231 Main St.). Holden lived in a Federal mansion on the site of the present Oliver Holden School on Pearl St. (behind the old Hotel Salem). He moved from Pepperrell, Ma. to Charlestown in 1789 and became a major real estate speculator, builder and merchant. The establishment of a Baptist church across the street from 100 High, on the site of the Hotel Salem, in 1801, was

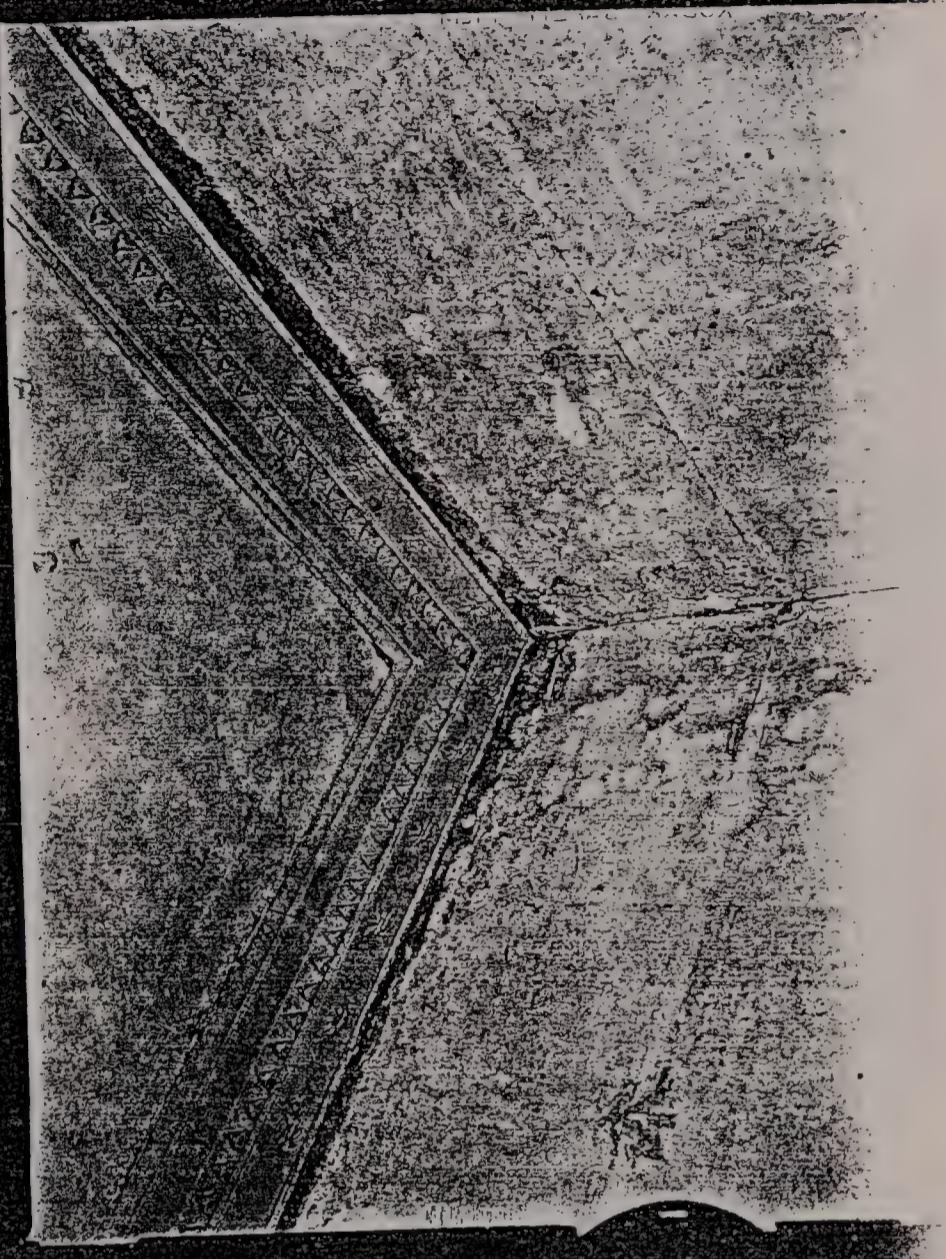
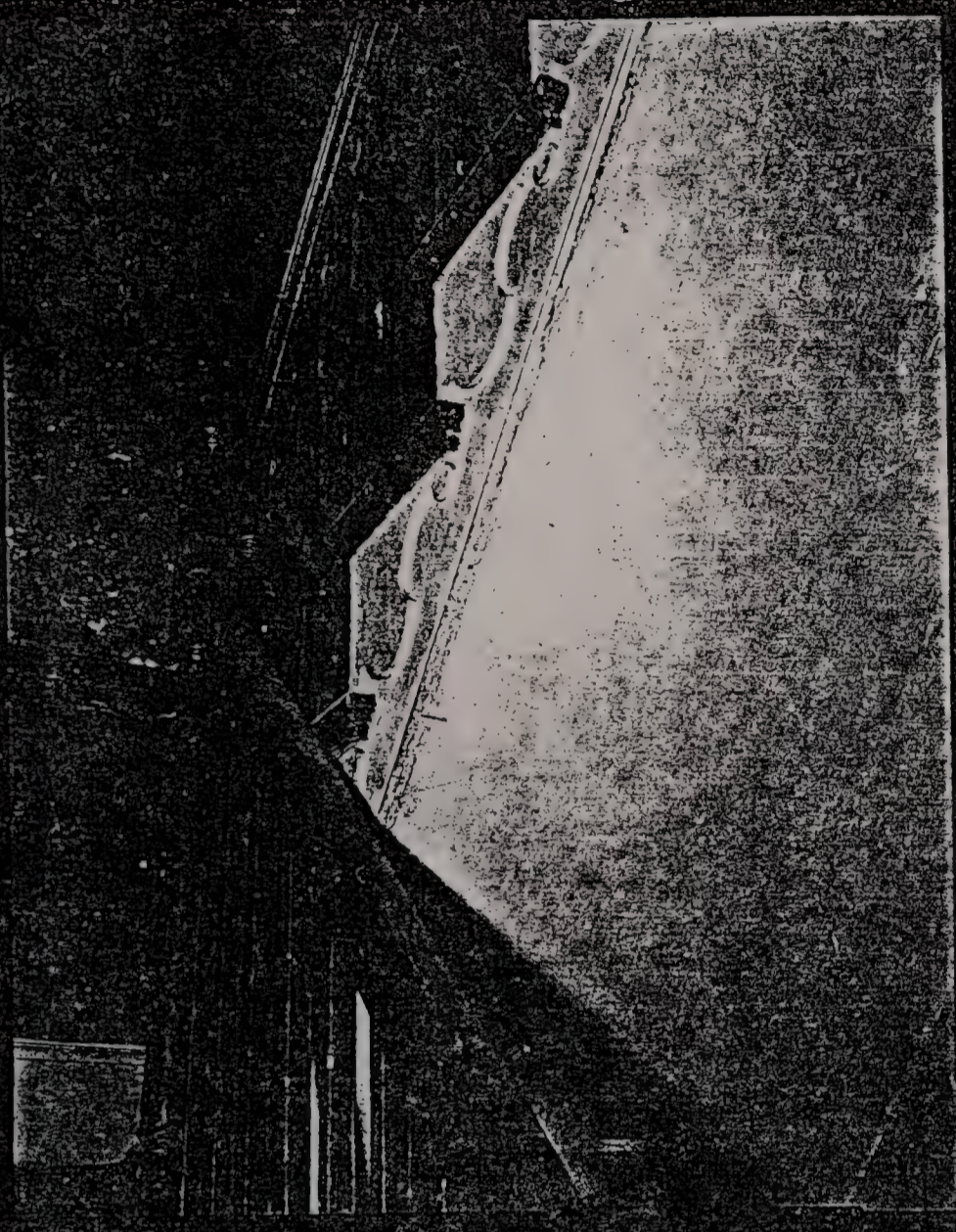
100 High St.

indicative of the growth of this once rural fringe area. Building activity was evidently encouraged, in part by the completion of the Middlesex Canal in 1803 (southern terminus at Charlestown Neck) and to a lesser extent by the establishment of a state prison at nearby Prison Point in 1804-1805.

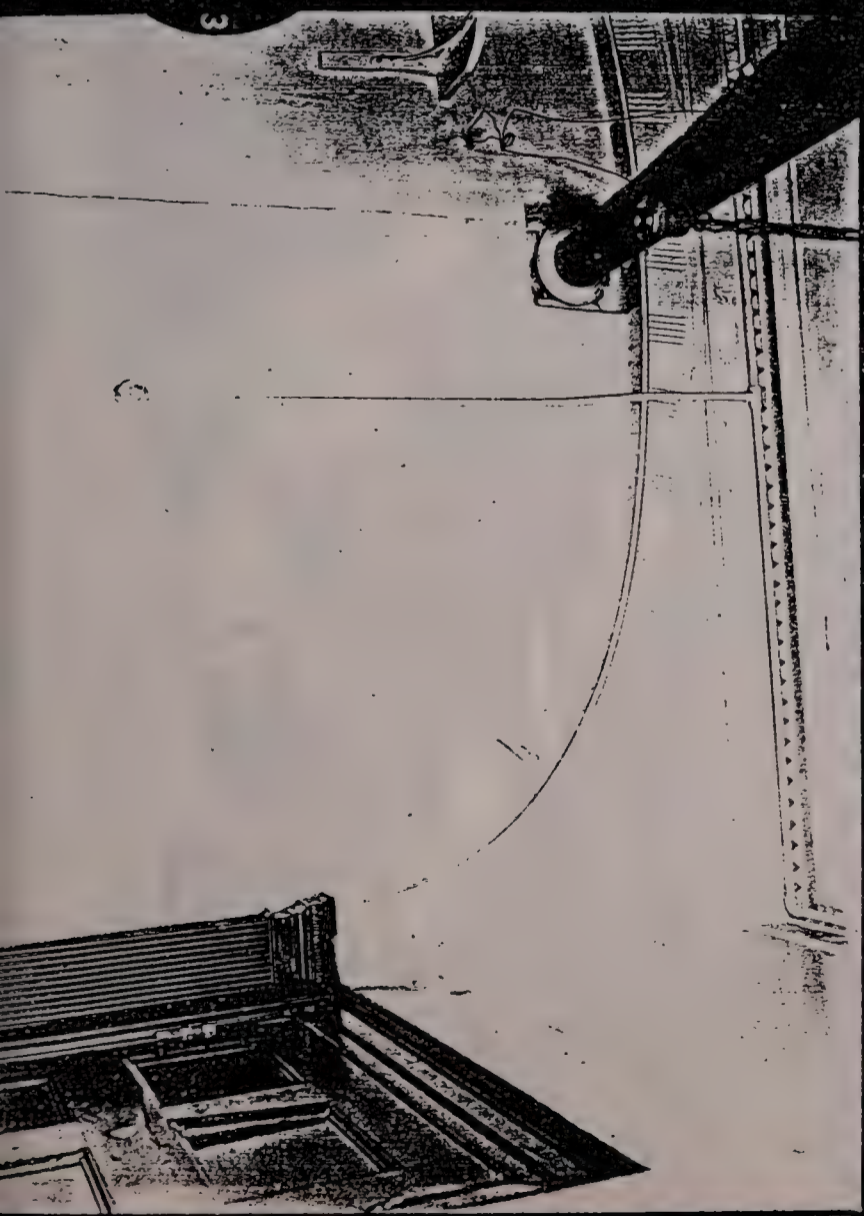
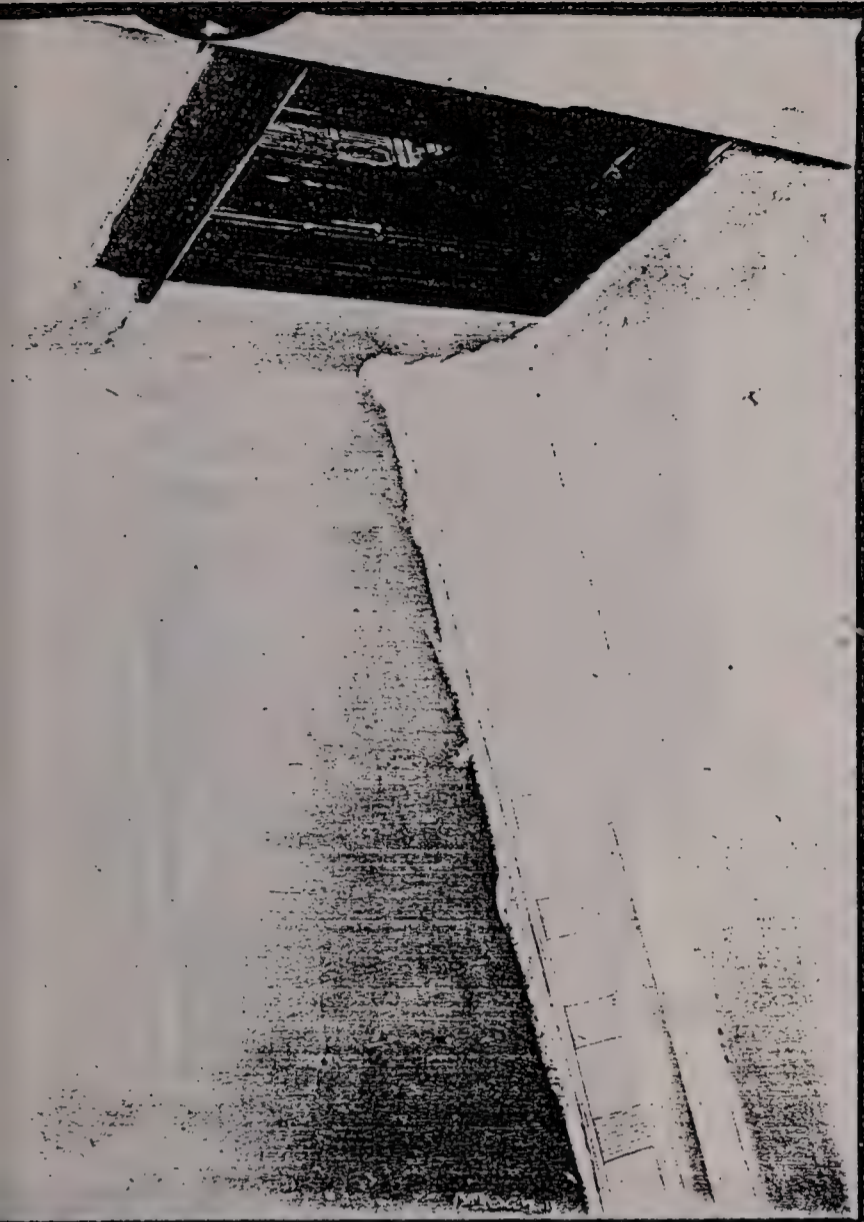
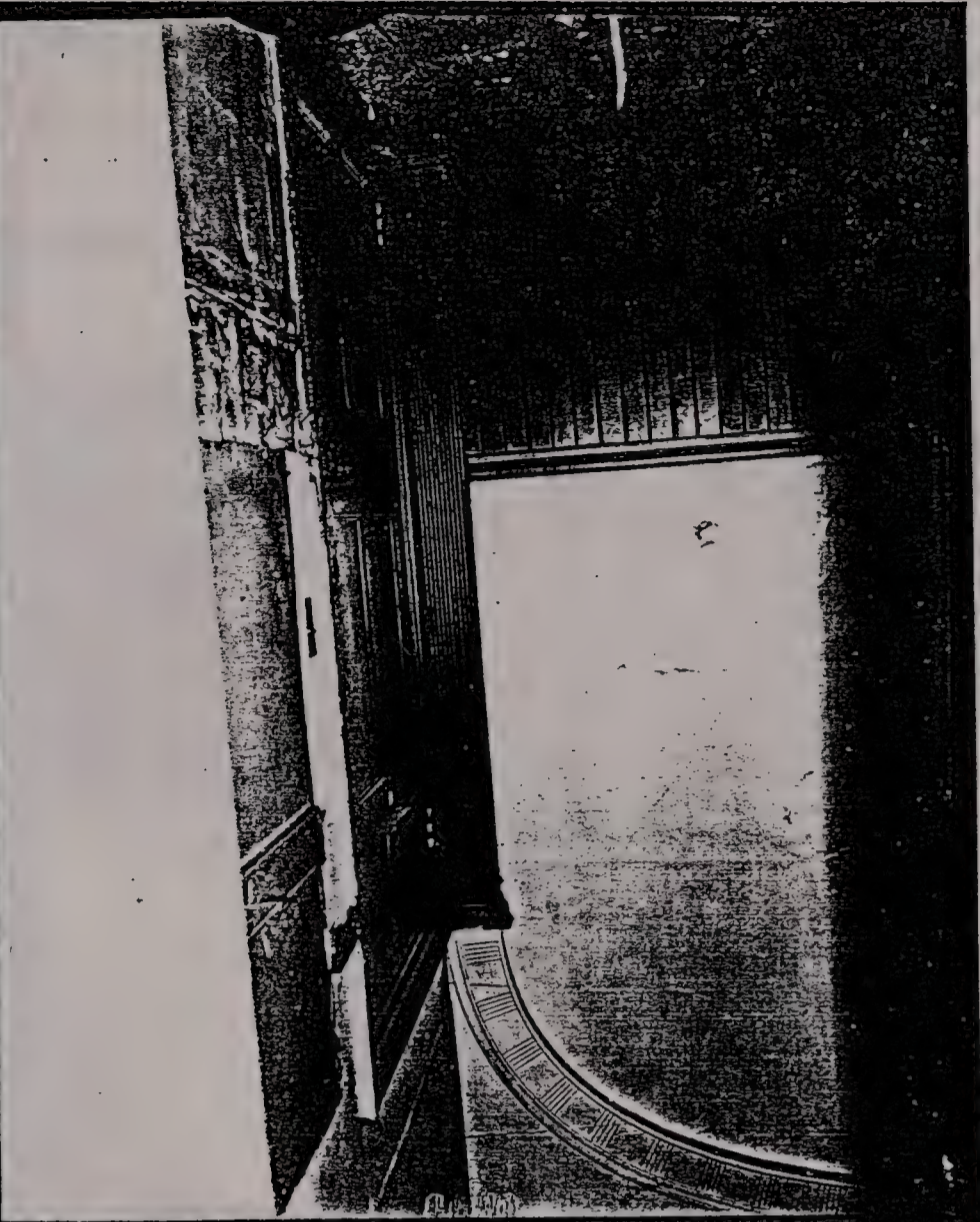


INTERIOR FEATURES, James Harrison Mansion - formerly at center of
MAIN, Salem, School and High sts
(Boston Atheneum)

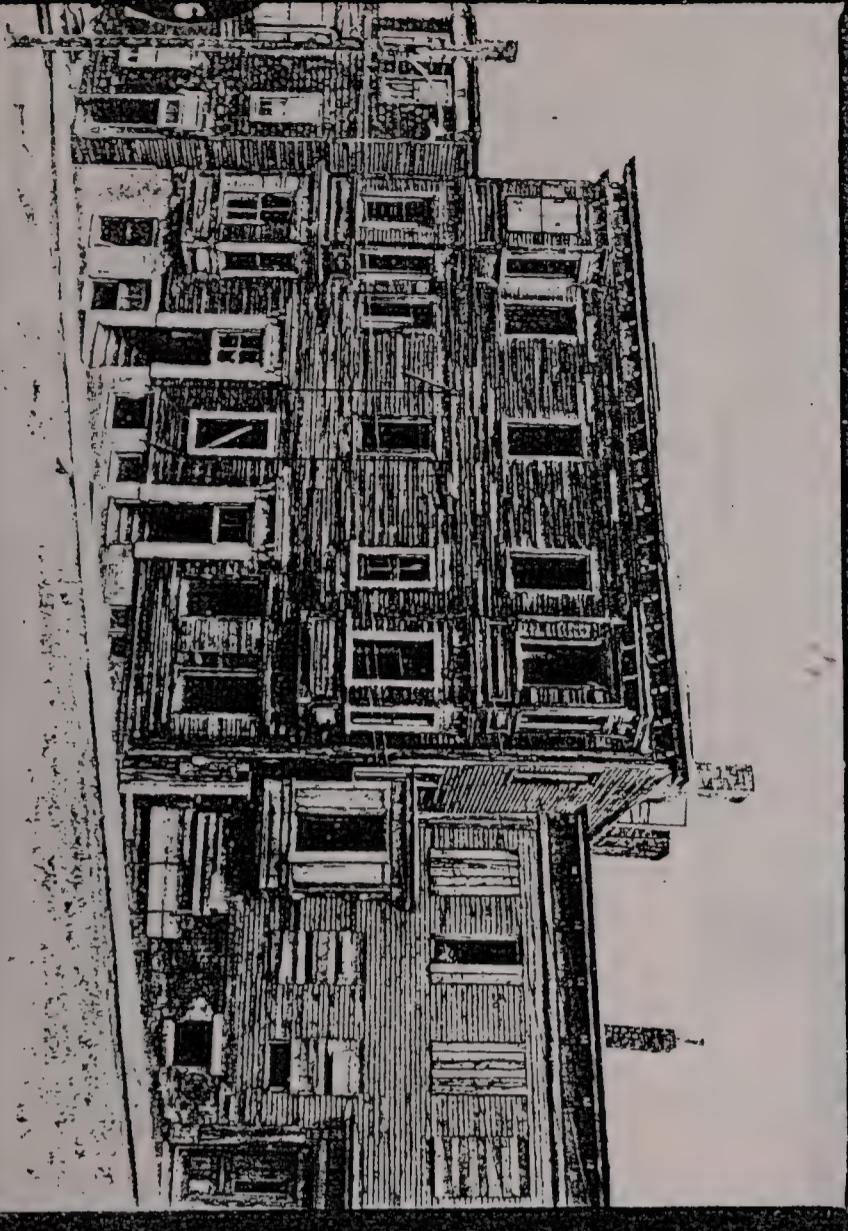
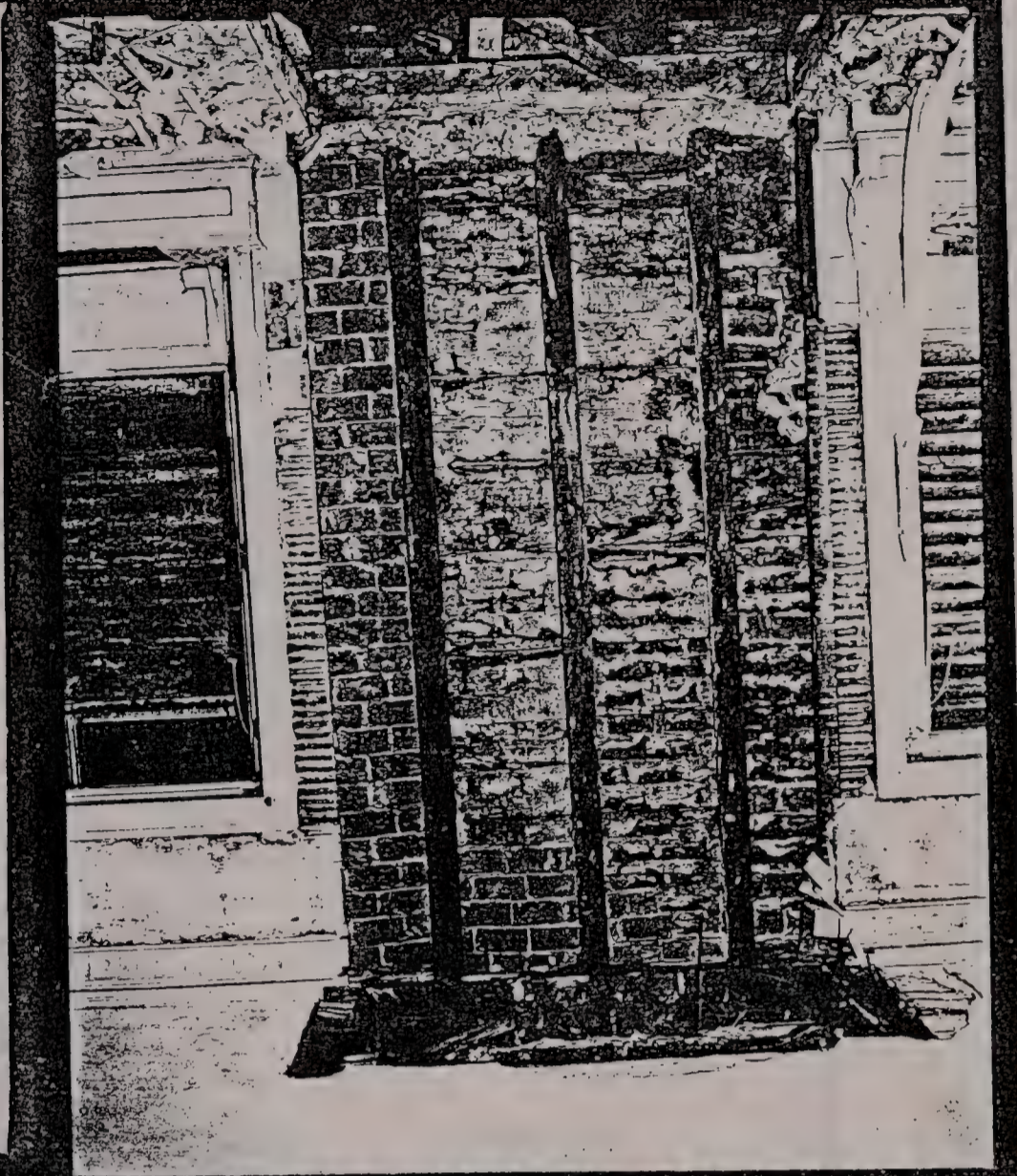




DETAILS: interior of James Harrison Mansions - formerly 21-center of block bounded by
MAIN & Salem, High and School Sts.



Jam. Harrison Mansion - originally located at center of town bounded by 2nd, 3rd, 4th, 5th and High Sts. - 1840

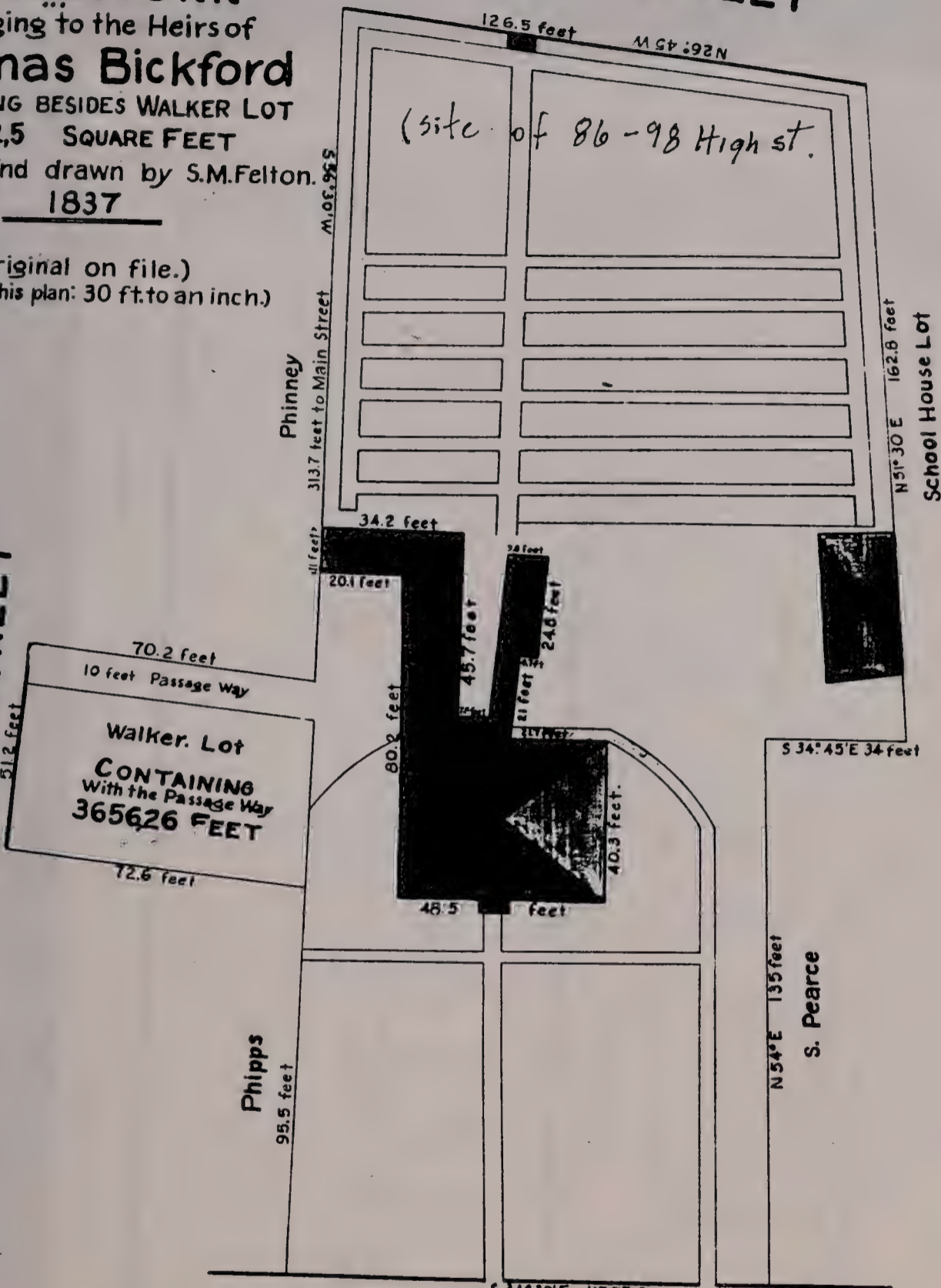




Plan of an Estate
 in
CHARESTOWN
 belonging to the Heirs of
Thomas Bickford
 CONTAINING BESIDES WALKER LOT
 38012,5 SQUARE FEET
 Surveyed and drawn by S.M.Felton.
 1837

(Original on file.)
 (Scale of this plan: 30 ft.to an inch.)

SALEM STREET



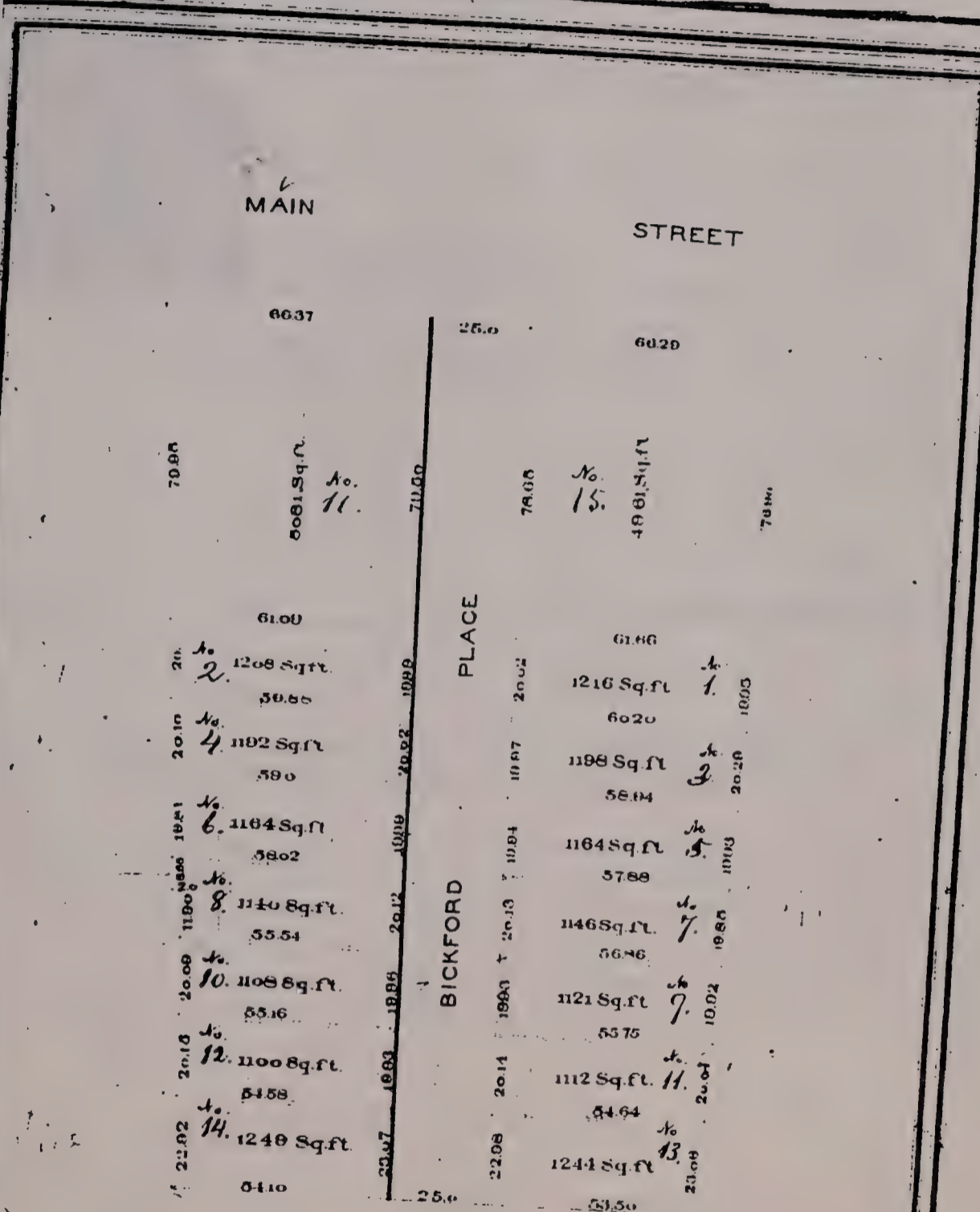
MAIN STREET

Middlesex Registry of Deeds, Co. Dist.
 CAMBRIDGE, MASS.
 Copy of Plan

Recorded Dec. 14, 1866 at 2:50 P.M.
 In Plan Book 15 Plan 30

Attest *Albert R. Keith* Register

661



(Later Lawnwood Pl.)
to rear of 86-98 High St.

Scale 30 feet to an inch
March 18th 1872

Henry W. Wilson
and Surveyor

See Page 646 Clapp to Day

ADDRESS 105, 107 High St. COR. Pearl St.
2 Pearl St.

NAME Hotel Salem
present original

Salem Hill:
D. 29N-12E SUB AREA Elm-Walker Sts.

Ca. 1881-1882 Middlesex Deeds
source

TECT source

ER source

Thomas Doane
original present

PHOTOGRAPHS C-town 2.3/.86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement and attic

OF Mansard cupola -- dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick brown stone sills concrete iron/steel/alum.

BRIEF DESCRIPTION Large Mansard apartment building, constructed of brick. High and Pearl St. facades characterized by high degree of surface plasticity. Pair of octagon metal oriels project from Center of 4-bay High St. facade (spanning fls. 2-Mansard). Pearl St. facade exhibits 3 octagonal bays--both oriels and bays carried through to attic level and treated as dormers. Windows exhibit gauged brick work lintels and brownstone sills. No. 2 Pearl St. entrance reached via flight of brownstone stairs. Entrance exhibits handsome*

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA sq. feet

NOTEWORTHY SITE CHARACTERISTICS

replacement multi-panel doors and is surmounted by a deep, bracketed doorhood. Panels containing billet work appear beneath the windows of Fl. 2 and 3. High St. side exhibits high, full basement w/ wide arched openings - these apparently represent entrances to stables.

SIGNIFICANCE (cont'd on reverse)
The former Hotel Salem is the only apartment hotel in the survey area. It is a relatively early Boston area example of this building type. Built c. 1875-1885, the Hotel Salem predates many Back Bay apartment hotels (including John Faxon's Hotel Victoria at the corner of Dartmouth and Newbury Sts. (which date to 1886). It is situated on the site of a Baptist Church that was built in 1801. The Hotel Salem has important historical associations with Thomas Doane, civil



Bibliography: Atlases--1875, 1885, 1892, 1901

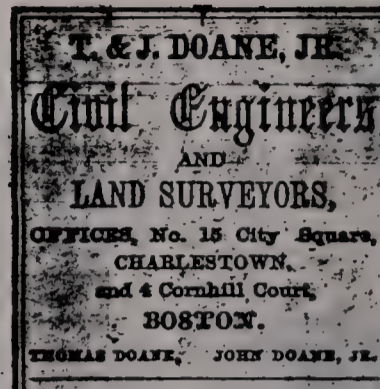
Old Charlestown, Timothy Walker, p. 332

"Souvenir of Charlestown and Bunker Hill Monument", published by the
Bunker Hill Times, Charlestown, Ma, 1893
Middlesex Deeds

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation
Agricultural	_____	Education	_____	Religion
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention
The Arts	_____	Industry	_____	Social/ humanitarian
Commerce	_____	Military	_____	Transportation
Communication	_____	Political	_____	
Community/ development	<u>X</u>			



Significance (include explanation of themes checked above)

engineer and prominent mid-late 19th c. Charlestown citizen.

As early as 1801, a Baptist Church was built on this corner lot on land given by Oliver Holden. He lived in a Federal style mansion that was located on the site of the present Holden School. Dedicated in May, 1801, the Baptists worshipped in a wooden building on this site until 1810--in that year they moved to a new church on Austen St. The church was sold to James Harrison, merchant (see Form on 108 High St.) and by him in 1815 to the Unitarian Society. It became a Methodist Church in 1819. Methodists worship here until the 1850's. Sawyer notes that "After a time the steeple was weakened by decay and taken down and the church was changed into an armory for the Prescott Light Guard. By c. late 1860's the old church was used as a dance hall. In Ca. 1881 or 1882, Thomas Doane purchased the old church and erected "The Salem" (Hotel Salem) on April 8, 1881. Thomas Doane of Boston purchased this lot from the Warren Inst. for Savings for \$7,050.00 (traced back from Suffolk Deed 2768:529).

Thomas Doane had a remarkable career as a civil engineer/inventor. For years he was associated with "all the railroads running out of Boston, but particularly with the Boston and Maine." He was born in Orleans, Ma. Sept. 20, 1821. He apprenticed with Samuel M. Felton, a leading citizen of Charlestown. Thomas Doane's career encompassed work as head engineer of a division of the Vermont Central R.R. and resident engineer of the Cheshire Railroad at Walpole, N.H. (1847-1849). In 1849 he returned to Charlestown and opened a civil engineering office. He and a John Doane (son?) were responsible for

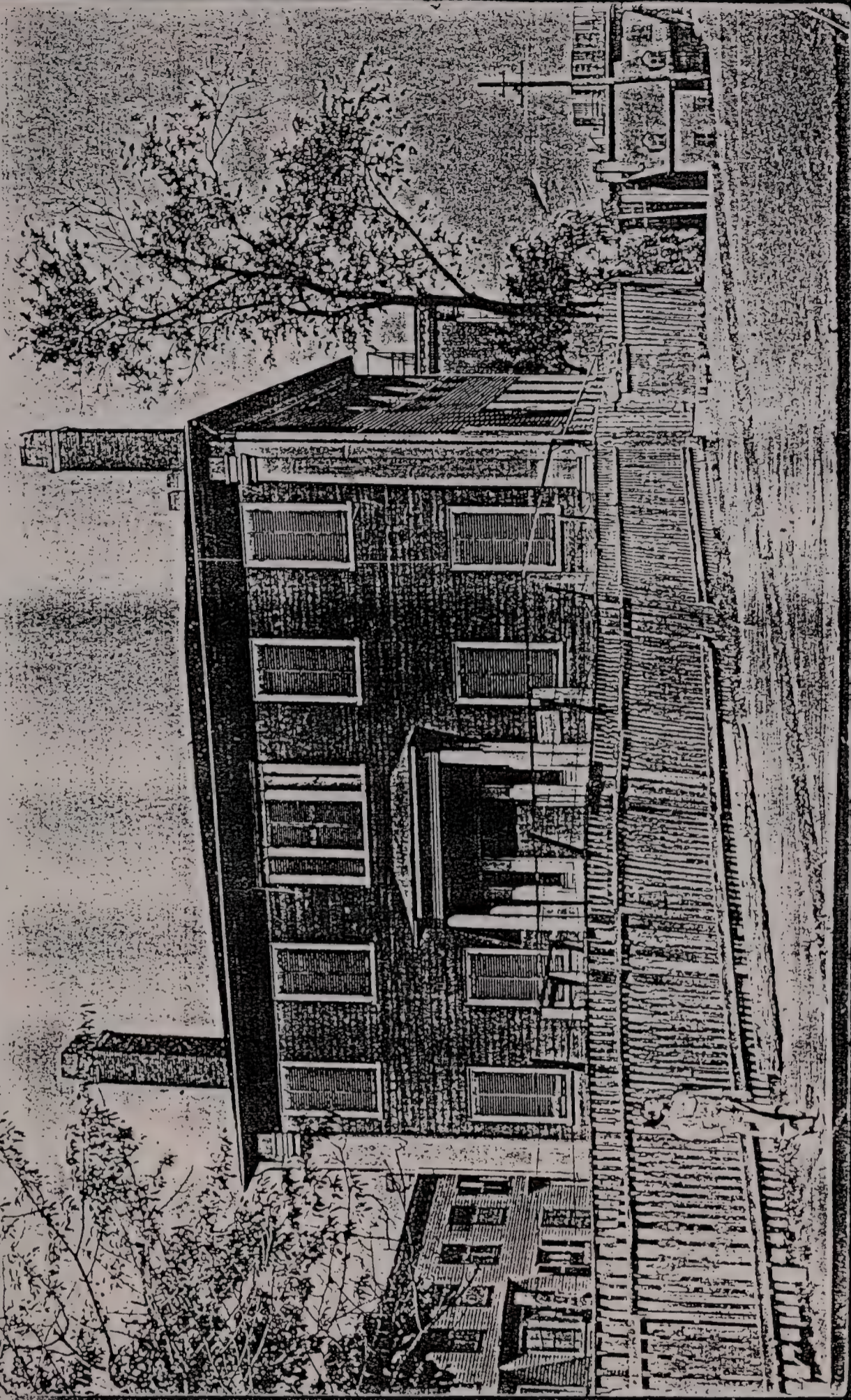
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

the street plan of Waltham's southside in the Crescent-shaped area bounded by Moody St. and the Charles River. In 1863 he was appointed chief of the Hoosac Tunnel and located the line of the tunnel, built the dam in the Deesfield Rivers to furnish water-power, and in this work introduced nitro-glycerine and electrical blasting for the first time in this country. He also introduced compressed air and introduced the machinery for it, and had a large share in inventing the pneumatic drills used then. In 1869 he went to Nebraska, where he built two hundred and forty miles of railroad on the extension of the Chicago, Burlington and Quincy. He played a leading role in establishing Nebraska's

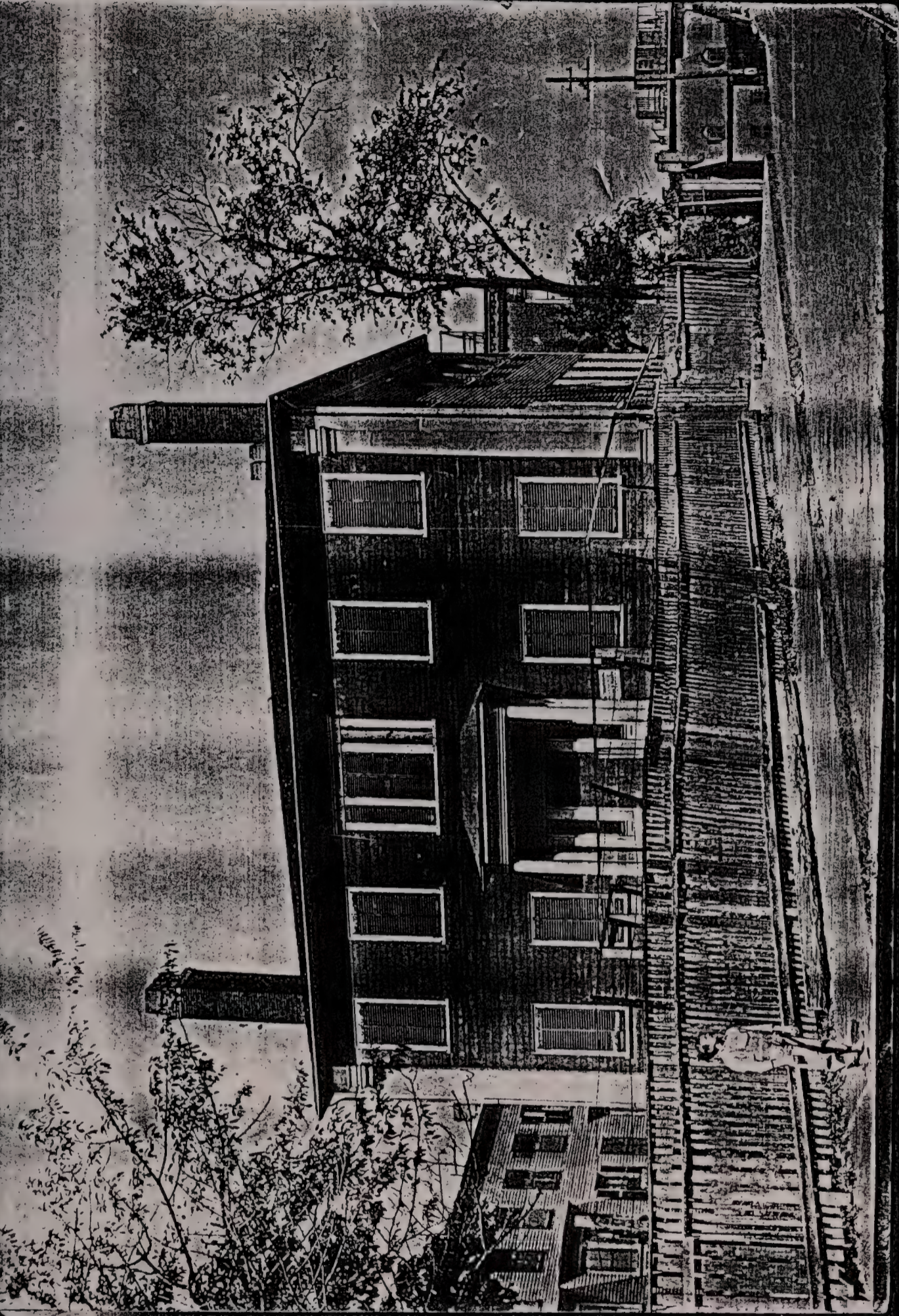
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

first college--Doane College, (Crete, Nebraska) was named in his honor. During the 1870s he served as consulting engineer on a number of railroad projects and was a director of numerous Boston area charitable associations. Doane died Ca. 1900. "The Salem"'s owner in 1901 was John Doane.

Jan 1909 - Oliver Holder House - Pearl St. High St. on site of Bunker Hill School
Formerly located to rear of 105, 107 Stebbins



Jan 1909 - Oliver Holder House - Pearl St.
Formerly located to rear of 105, 107
High St on site of Bunker Hill School





Bibliography - Maps: 1818, 1833, 1839, 1848, 1851
 Atlases: 1875, 1885, 1892, 1901
 Boston Directories: post 1874
 Middlesex Deeds: 302:323
 Suffolk Deeds: 1737:94

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>xx</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>xx</u>				

Significance (include explanation of themes checked above)

Sabrina Nudd on August 19, 1886 (Suffolk 1737:94) for \$1512.50. The 1875 and 1885 atlases indicate that prior to this building's construction, this lot was occupied by a rectangular wooden house and small wooden shed. Sabrina Nudd and her sister Abigail P. Hall had purchased this lot from Temple Kindall on February 16, 1831 (302:323). Patrick J. Donovan was a mason and partner in Donovan and Co. (Patrick J. and Daniel Donoval) located (along with Donovan's residence at 38 Winthrop, Charlestown). Presumably, Donovan & Co. was responsible for the construction of 114-118 High St. Patrick J. Donovan was active in Charlestown building trades from c. 1883-c.1915. He is first listed in 1884 as a partner in Donovan and Brock (Edward), masons, house 44 Chapman St. By c. 1890, Donovan's business was called Patrick J. Donovan and Co. (with Daniel Donovan), masons. For many years P.J. Donovan resided at 38 Winthrop St. The segment of High St between Training Field St and Elm St is a very old road that dates to at least the mid 18th c. (shown on maps depicting Battle of Bunker Hill - 1775). The segment fr Elm to Walker Sts dates to c. 1790's-1818.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography: Maps--1818, 1833, 1839, 1848, 1851
 Atlases: 1875, 1922 (Simpson Heirs own this bldg. until early 1920's)
 Middlesex Deeds
 Charlestown Directories

Moved; date if known _____

Themes (check as many as applicable)

- | | | |
|---------------------------|--------------|----------------------------|
| Aboriginal | _____ | Conservation |
| Agricultural | _____ | Education |
| Architectural | <u> X </u> | Exploration/
settlement |
| The Arts | _____ | Industry |
| Commerce | _____ | Military |
| Communication | _____ | Political |
| Community/
development | <u> X </u> | |



between Sullivan and Franklin Sts.

Significance (include explanation of themes checked above)

simple pilasters and entablature. It is a very early Greek Revival building within its immediate area.

#132 High/23 Franklin St. represents the work of Charlestown housewright Caleb Pratt. He was active in Charlestown building trades from c.1830-c.1853. He lived at 28 High St. in 1834. Evidently he lived in the 23 Franklin St. segment from 1834 until he moved to Chelsea, MA in 1853. He was responsible for a number of primarily moderately-scaled dwellings in the area between Elm St. and Walker St., including 32-36 Pearl St., 31, 33, 35 Walker St. Further research may indicate that Pratt also built #120 and 126/128 High St. #132/23's lot had been part of the estate of Major Timothy Walker during the early 19thc. Major Walker was a merchant and one of the wealthiest men in early 19th c. Charlestown. He was the first president of the Bunker Hill Bank (1825) and the First Pres. of the Warren Inst. for Savings. He was elected to the state legislature in 1815, 1818 and to the State Senate in 1825. His home was apparently located in the vicinity of Walker St's intersection with Main St. Walker's House was described by Timothy T. Sawyer as "an oblong-square building of good-size, 3-stories high, fronting on a grass plot and garden. Walker's estate continued across Main St. to Walker's Wharf. For some years Walker conducted a large slaughter, packing and shipping business from this wharf. He also owned a great deal of land in Charlestown--he was in a league with Oliver Holden of Pearl St. and Richard Sullivan Sr. of Boston (owner of lots adjoining Sullivan St.). In any event Pratt purchased this lot for \$300 on July 28, 1834 (324:226) and sold it in 1854 to Albert M. and James M. Stimpson for \$2,500.00. The Simpsons were "traders" (611:380).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local records, early maps, etc.)



Hill St. (#2-10, #12-22)

ADDRESS and 1-5 Mystic Pl. COR. off Cook St.



NAME

present original

Bunker Hill, North Slope

MAP No. 29N-12E

SUB AREA Elm-Short Sts.

DATE c.1848-1855

Middlesex Deeds

source

ARCHITECT

source

William Bragdon, possibly others

BUILDER (Geo. W. Page, Aaron Snow) deeds

source

OWNER William Bragdon

original present

Hill St.-C-town 5-6/3

PHOTOGRAPHS Mystic Pl.--C-town 5-6/5.86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement attic

NO OF gable cupola -- dormers 1 per bldg.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Picturesque enclave of modestly scaled Greek Rev. houses. In general, these houses are characterized by side-hall plans, 3-bay main facades, most original entrance enframements intact (Doric pilasters, heavy Greek Rev. entablatures--#2-10 Hill St. 1-5 Mystic Pl.). Windows are simply enframed. #12-22 Hill St. and 1-5 Mystic Pl. represent a double, back to back row w/Mystic Pl. houses 1-story below grade of Hill St.

Entr. enfr. missing from #4 Hill St.

EXTERIOR ALTERATION /minor moderate/ drastic double dormer added to #2 Hill St.

Fabric of main facades mostly altered on 1-5

CONDITION good fair poor LOT AREA see 29N-12E sq. feet Mystic.

NOTEWORTHY SITE CHARACTERISTICS Hill St. possesses one of Charlestown's most picturesque streetscapes--two groups of modestly scaled wood frame workers housing borders curving path of Hill St. Attractive white picket fence borders tiny front yards of #12-22. On Sackville St. side, heavy rubble stone retaining wall is situated below grade of Hill St.

SIGNIFICANCE (cont'd on reverse)

Few thoroughfares in Charlestown (or in Boston) can match the charm of Hill St's streetscape. Much of this enclave's charm is dependent on the curving narrow path of its street, modest scale and Greek Revival elements of its buildings--broad end wall gable profiles and a variety of street grades (a one-story difference exists between the grade of Hill St. and Mystic and a two-story grade difference renders #2 Hill St's main facade as 2 1/2 stories and its Sackville St. wall as 4 1/2 stories.) #2-10, 12-22 Hill St.) 1-5 Mystic Pl. represent the work of William

(Map)

A

Bibliography: Maps--1818, 1833, 1839, 1848, 1851
 Atlases--1875, 1885, 1892, 1901
 Charlestown Directories--1834-1874
 Middlesex Deeds

Moved; date if known _____

Themes (check as many as applicable)

- | | | |
|---------------------------|-------|----------------------------|
| Aboriginal | _____ | Conservation |
| Agricultural | _____ | Education |
| Architectural | X | Exploration/
settlement |
| The Arts | _____ | Industry |
| Commerce | _____ | Military |
| Communication | _____ | Political |
| Community/
development | X | |



Significance (include explanation of themes checked above) *12-22 Hill St.*

Bragdon (probably w/assistance from Aaron Snow, painter and Geo. W. Page, painter) William Bragdon was active in Charlestown building trades from c.1842-1852 or 1853. In 1842 he lived at Mt. Pleasant St. During the late 1840's-early 1850's he resided on Allston St. Hill St. and Mystic Pl's lots were part of Enoch Cook's upland pasture (see 1818 map). Enoch Cook was one of "the well-known Morrocco Dressers" of Charlestown. He was also a wool dealer and real estate speculator. In any event, William Bragdon began to buy up parcels of the former Cook lands beginning c.1849 (see Middlesex deeds--551:178). Evidently Bragdon was responsible for laying out Hill St.--Middlesex Deed 551:343 5/4/1850 mentions a court on passageway 25' in width laid out by Bragdon." Aaron Snow, carpenter, was an early owner of #8 Hill St. He was a carpenter based in Orleans, Ma. He sold #8 Hill St. on April 8, 1855 for \$1,560.00.

Owners of #2-10 Hill St. in 1875 included: John McCabe, "painter in Navy Yard, house 188 Chelsea"--#2; John Tearney (occ. unlisted)--#4, James Ormond, hackman--#6, John McNellis, machinist--#8 and Thomas Kehue, laborer/upholsterer--#10. Like Hill St., Mystic Pl. was developed by William Bragdon (referred to in Mystic Pl. deeds as "painter") Mystic Place deeds (541:231) refer to Plan of land belonging to E. Cook made by L. M. Felton in 1839--Middlesex Book I, June 26, 1849). Owners of 1-6 Mystic Pl. in 1875 included: John Duff, trader--#1 (Duff bought #1 from Jos. G. Holbrook on Nov. 17, 1860, 841:347 and Holbrook, a trader bought it from Wm. Bragdon on May 23, 1850 (551:386). James Gallagher (occ. unlisted at #2 (Gallagher purchased #2 from Geo. W. Page, painter, June, 1849 Owned #3, 4 and John Flynn, "job wagon" lived at #5 beginning in 1854. #6 was Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) *1-5 MYSTIC PL.*



2 Hill St from Sackville



2, 4, 6 Hill St.



Mystic Pl. (rear of Hill St.)

Bibliography: Atlases, 1875, 1885, 1892, 1901
Boston Directories

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

mid-19th c. Charlestown citizen. #1-7 Holden Row was built at some point between 1875 and 1885. The 1875 atlas indicates that Holden Row's lots were part of Thomas Doane's property-- Holden Row, the street, is not shown. By 1885, Holden Row's houses do appear and were owned by Frank S. Mason. He operated Frank S. Mason Real Estate and Insurance, 3 Dexter Row, Thompson Sq. Charlestown. He resided at 106 Corey St., West Roxbury. An advertisement in the 1910 Boston Directory for Mason's business states that Mason was also an auctioneer. His "specialty" was "care of estates." Further research is needed to determine Holden Row's late 19th c. tenants. During the 1790's and early 1800's Holden Row's site was part of the extensive land holdings of Oliver Holden (see Form on 107, 109 High Street).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 30 Jefferson Ave. COR. near Bartlett

NAME _____

present

original

MAP No. 29N-12E

SUB AREA east

DATE c. 1840-1848

Middlesex Plan, 1848 Panoramic
source view

ARCHITECT _____

source

BUILDER _____

source

OWNER ?

original

present

PHOTOGRAPHS CT-1-5/2-86



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus basement, attic

DOF Gable cupola — dormers —

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Diminutive cottage - essentially stylistic - 3 bays x 1 bay, rectangular form, center hall plan. Edges accented with narrow corner boards. Also base and fascia boards in evidence. clad w/ clapboards. Replacement front door with simple vertical and horizontal entrance enframements. Brick basement. N.E. wall features 2-story, 1 bay x 1 bay addition. 2 attic windows per gable containing 6/6 wood sash. Bldg enclosed by gable roof w/ return eaves.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 725 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Faces narrow, crooked alley known as Jefferson Ave.

SIGNIFICANCE (cont'd on reverse)

Tucked away behind the houses of Bartlett and Trenton sts, #30 Jefferson provides a glimpse of a "secret" Charlestown - a world of narrow, meandering alley ways and diminutive dwellings. Architecturally, #30 Jefferson Ave is the most modestly scaled house in the Charlestown Historic Buildings Survey. The 1848 R.P. Mallory panoramic view of Charlestown/Boston

(Map)

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charleston/Boston Directories
 1848 Panoramic view - Charleston/Boston

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

clearly shows that #30 was never an ell attached to a larger structure, but was - from the start - a single family cottage - essentially a stylistic this clapboard clad dwelling's edges are defined by narrow base and corner boards with entrance enframements limited to simple narrow vertical and horizontal boards.

Jefferson Ave is the outermost, street on the 115-lot tract owned and developed by the Bunker Hill Monument Association beginning in 1839. In a sense Jefferson Ave is a much narrower continuation of Cedar street. #30 Jefferson Ave probably dates to ca. 1840-1848. In 1875 its owner was an R.M. Hall. (occ?) By 1885 this house was owned by a James Donovan. From ca. 1890 until the early 1900s this house was owned by a P.J. Donovan.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

From R.P. Mallory's "Panoramic View from Bunker Hill Monument" - 1848 collection of S.P.N.E.A.

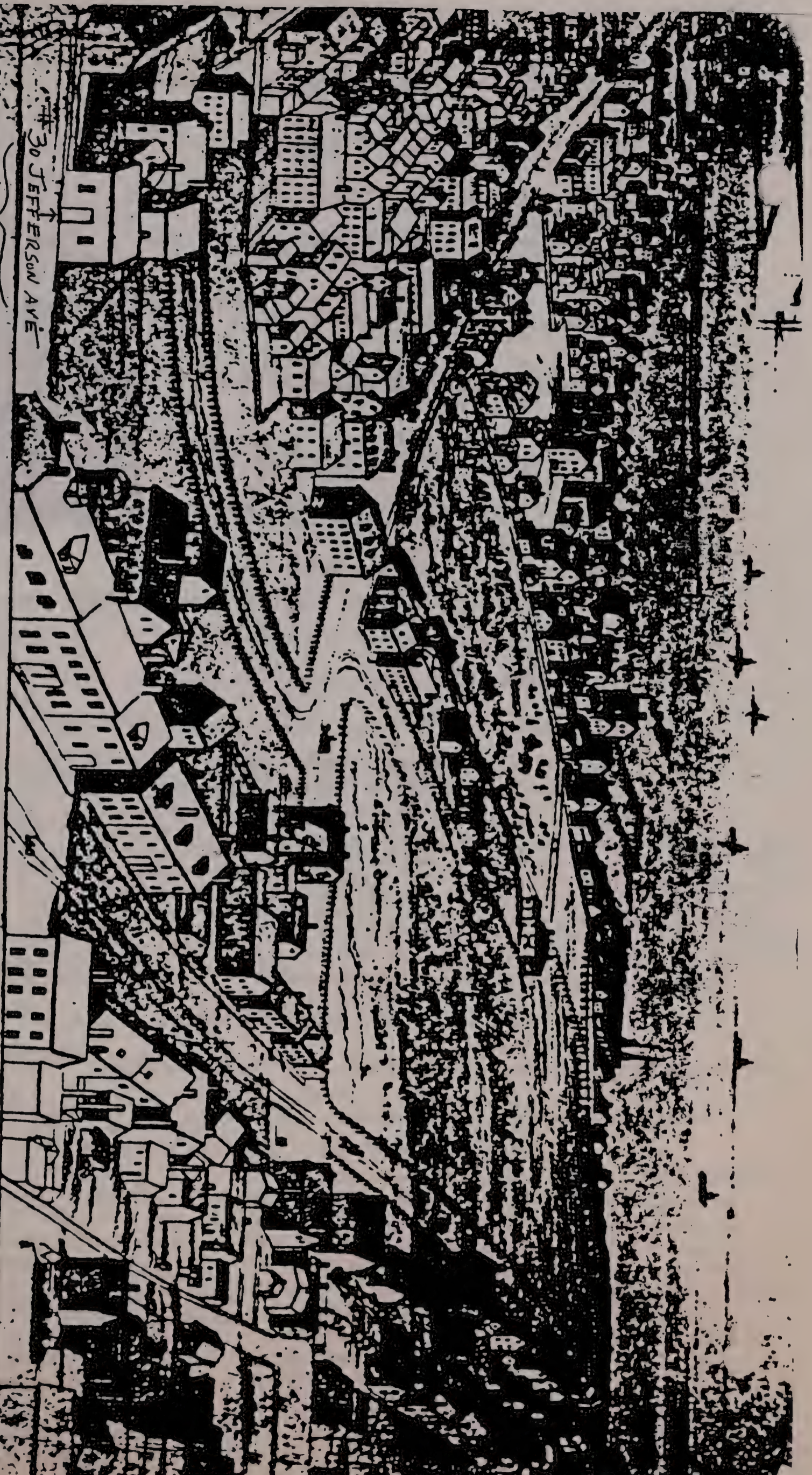
30 Jefferson Ave.

133 White Mountains of N.H.
134 Medford
135 Boulder Hill
136 Sturtevant

137 Myrac River
138 Moine R. Rivet

139 Malden Bridge
140 Malden River
141 Swasey Island

142
143
144



132 Keeney's Mt.
131 Canal

30 JEFFERSON AVE

ADDRESS 1, 2 Laurel St. COR. Cedar St.

NAME _____
present original

MAP No. 28N-12E SUB AREA east

DATE 07. 1852-1853 1852 McIntyre map
Middlesex Deeds
source

ARCHITECT _____
source

BUILDER Peter Hubbell - "brick manufacturer" - deeds
source

OWNER 1 - ?
2 - John B. M. Field (?)
original present

PHOTOGRAPHS CT-3. 5 | 2, 3, 4, 5 - '86



TYPE residential single double row 2-fam. 3-deck ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick brownstone trimmings concrete iron/steel/alum.

BRIEF DESCRIPTION Elegant, double Italianate bowfront townhouses. Constructed of red brick w/ brown stone trimmings. Rises 3 stories from granite faced basement to flat roof w/ deep bracketed cast iron cornice. Each house possesses a flat entrance bay (side hall plan) and 2-bay bow front. Paired entrances w/ front doors flanked by wooden Doric pilasters surmounted by single pane transoms. Front door (original?) of #2 is Victorian w/ two long arched glass panes, multi panels. #1's front door is ca. turn of the century replacement w/ long dual glass pane center. Outer entr. enframements consist of brownstone Doric pilasters / entablature. Above entrance are heavy bracketed brownstone hoods

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 1 - 1096
2 - 1116 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Faces side wall of Neo classical, ^{former} Charlestown High school.

situated near Monument Sq / Bunkehill Monument

Opening on to top of door hoods are tall

arched double windows w/ heavy

cornice headed brown stone en-

framements. Tall windows of 2nd fl.

bow are cornice headed and open to

to east (Map) iron balcony (originally

just ornate ornamental cast iron banding

of no floor. In general windows feature

simple brownstone sills and lintels. windows

feature 4/4 wood sash (recheck this). Bldg.

eliminates in deep, bracketed cast iron

ornice. 3-bays at side walls.

SIGNIFICANCE (cont'd on reverse)

Architecturally, #1, 2 Laurel St. ranks among the more elegant examples of mid 19th century masonry Charlestown row housing. Implicit in this house's design and scale is the message that people of taste and considerable means resided behind the gracefully curved bow front facade. Much of this double house's charm depends on its smooth red brick surfaces, well executed (if weathered) brownstone

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charleston / Boston Directories
 Middlesex Deeds - #1-771:415, 881:638;
 #2-611:379, 375; 821:404, 881:643
 Charleston / Boston Directories - 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	<u>X</u>	Exploration/ settlement
The Arts	_____	Industry
Commerce	_____	Military
Communication	_____	Political
Community/ development	<u>X</u>	



Significance (include explanation of themes checked above)

enframements, tall second floor windows, ornate ornamental cast iron railings and deep, bracketed cast iron cornice. Together with #'s 18-22 Cedar st. (facing Laurel st), #'s 1, 2 Laurel st. form an attractive, intimate envelope of red brick bow front Italianate row houses. Historically, #1, 2 Laurel st's land was part of the Bunker Hill Monument Association's 115-lot tract, developed beginning in 1839.

#1, 2 Laurel st's. lot appear as lots 6 and 7 on the plan of the Bunker Hill Monument Association's land. Lots within this 115 lot tract were auctioned off beginning in 1839 with initial residential development occurring along Lexington, Monument and Concord Sts. The houses adjacent to said streets were of a modest scale and were all constructed of wood. #1, 2 Laurel st's beginnings are more closely linked to those of the substantial, masonry, mansion-scale houses of Monument Square. House construction along Monument Square began in 1847 (the Monument itself was completed in 1842).

Middlesex deeds suggest that brick manufacturer Peter Hubbell may have supplied the bricks for #1, 2 Laurel st's construction.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

John B. M. Field, furniture dealer seems to have taken out a mortgage with Hubbell on this property in July 1853 - further research is needed to determine the owner of this property before Field

- the deed work for both #1 and 2 Laurel st. during the 1850's is very murky. The 1852 McFadyre map, however, clearly indicates

- that #'s 1, 2 Laurel st. were not extant at that time. During the 1860's and 1870's #2 was owned by Nicholas G. Childs, chemist. He evidently owned but never occupied this property, living instead

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) nearby at #3 Cedar St. Child's heirs owned

#2 until ca. 1905. By 1911 a Michael W. Collins owned this property.

#1's deed chronology indicates the John B. M. Field may have also owned #1 during the 1850's. During the early 1860's the Blackstone

Bank and a Christopher Rymes seem to have owned #1. On June 23, 1863 Rymes sold #1 Laurel st. to Francis P. Hale, solicitor of patents, 30 Kilby St. Boston.

The Rymes/Hale deed mentions that Hale had the right to "maintain the eaves and cornice and other projections and to swing the blinds over the land adjoining the southeastern side of said granted premises" Later owners

included Annie Hale (?) Hale (?) 1880's - early 1900's and M. F. Sullivan (1911)

ADDRESS LAWRENCE ST COR. at head of Phipps St,

NAME Phipps St. Cemetery

present original



lo. _____ SUB AREA _____

source

TECT _____

source

DER _____

source

R _____

original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) _____

NO. OF STORIES (1st to cornice) _____ plus _____

OF _____ cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Boston Bldgs Dept. - Application
 for Permit to build - April 12, 1892

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

has been drastically transformed by mid 20th c. urban renewal, shopping mall development etc. #18, 20 Lawrence St. serves as a sort of "gateway" structure to the Union St. / Washington St. area's interesting collection of 19th c. houses. #18, 20 Lawrence St. is of interest as a late work by prolific Charlestown builder John B. Wilson (active ca. 1830 - early 1900's, see form on 47, 49 Monument Ave. for biographical information). This building was originally owned by Joseph F. Kirby (occ?). The "probable cost of land" was \$35,000.00. By 1911 the building was owned by Catherine Campbell.

Preservation Considerations
 for public use and enjoyment

Bibliography and/or records,
 early maps, etc.

SEE ABOVE



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Significance (include explanation of themes checked above)

at least the 1770's), Lawrence St. was set out as late as 1845. #73, 75 Lawrence St. date to c. 1845/46. Apparently, these houses represent the work of Boston housewrights John H. Burrell and Milton Hall Jr. Burrell is listed in 1840's/50's Boston Directories. Milton Hall Jr. is first listed in the Boston Directly of 1853, although deeds indicate that he was involved in Charlestown land speculation by at least 1845. During the 1850's he lived at Cherry St., Boston. A Milton Hall, carpenter, is listed in 1840's directories at 5 Jefferson St. [Bay Village]. Presumably this was Milton Hall Jr.'s father. The Halls are listed for the 1855 Boston Directory. Middlesex Deeds indicate that key figures in the development of nearby Essex St. were also involved in Lawrence St.'s development (e.g. James Hunnewell and Lowell W. Chamberlain). In any event Burrell and Hall sold #73 and 75's lots for \$500.00 to Thomas Hooper, Charlestown gentleman, on August 5, 1845 [Middlesex 472: 82]. Hooper is listed as a bank officer, 168 Main St. This deed mentions "a new street called Lawrence St." but does not mention houses on these lots. Houses are mentioned in an indenture dated Oct. 15, 1849 between John L. Taggard, merchant/Isaac Cook, machinist/Edward Ward, trader and John H. Burrell/Milton Hall Jr. owners during the early 1850's were James Hunnewell, Middlesex Canal Co. agent and later treasurer, #75 and city treasurer Lowell W. Chamberlain [see Middlesex Deed 551: 434]. By the early 1860's Dennis Gillespie, driver owned #73. By 1875 Gillespie owned #73 and a C. Simmonds owned #75. Note: the 1818 map indicates that these houses were just to the northeast of Chapman's Wharf--across a cove from Chapman's Wharf was the State Prison at Prison Point.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nearby Auston St. ran southward to the Prison Point Bridge, which, in turn, was linked to Craigie's Bridge, and ultimately East Cambridge. #73, 75 Lawrence St. is a product of Charlestown's 1840's building boom--a boom triggered in part by the coming of European immigrants to the Boston area and the trend toward selling off land during the waning years of the Middlesex Canal's profitability (1840's, 1850's).



61-67 Lawrence St.

as



61-67 Lawrence St

A

#7,5 Lexington Ave ↓



ADDRESS 8-14; 7,5 Lexington Ave COR. near Bonker Hill st.

NAME _____
present original

MAP No. 29N-12E SUB AREA _____

DATE ca. 1840-18 deduced from B.H.M.A. land's source development history and 1848 Mallory Panoramic view

ARCHITECT _____
source

BUILDER _____
source

OWNER Sampson Warren?
original present

PHOTOGRAPHS CT-13-1/3-'86

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential) 7,5 8-14

NO. OF STORIES (1st to cornice) 2 plus baniment

OF Flat-7,5 gable-8-14 cupola — dormers —

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Altered but interesting enclave of modestly scaled wood frame Greek Revival and Italianate vernacular houses.

EXTERIOR ALTERATION 'minor moderate - drastic

CONDITION good - fair poor _____ LOT AREA 5,7-1150,1036 #s 8-14 = sec 29N12E sq. feet

NOTEWORTHY SITE CHARACTERISTICS house borders narrow service passageway which is more alley-scale than "avenue"

SIGNIFICANCE (cont'd on reverse)

(Map)

Built ca. 1840's, the house of Lexington Ave. date from the earliest phase of development of the Bonker Hill Monument Association's 115 lot tract on Breeds Hill - this tract's house lots were sold at auction beginning in 1839. The lots bordering Lexington St, Monument St. and Concord St. were built up first with modestly scaled, wood frame workers houses.

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Mallory "Panoramic View" - 1848

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Significance (include explanation of themes checked above)

The Mansions bordering Monument Sq. date to 1847-1870's. Lexington Ave and Concord Ave were evidently set out to serve as service alleys and to be the location of their developments most modest housing. Evidently Sampson Warren was the owner of all the houses bordering Lexington Ave - from Bunkerhill st to #11 Lexington Ave (no longer extant). Further research is needed on Sampson Warren.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885
 Charleston Directories - 1834-1874
 Middlesex Deeds - #3 - 405:70
 #5 - 395:405
 #7 - 395:406

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

early 1840s - the more substantial, mansion scale residences bordering Monument Sq. (within the 115-lot tract) were built beginning in 1840s and continuing into the 1870s. #7 Lexington st's architecture is perhaps the most interesting of the trio (#s 3, 5 representing straightforward, modestly scaled Greek Revival, ^{gable roofed} wood frame dwellings). #7's tall, 3-story flat roofed form w/ corner pilasters spanning floors 1-3, perhaps presages the 3-decker - a uniquely Boston-area architectural development that is fully evolved by the early 1880s.

In any event, William Hunnewell, merchant purchased #3's lot (no buildings) from Davis Snow of Boston, merchant on 24 May 1841 for \$795.00 - this tract of land being lot #113 on the lithographic plan drawn by S.M. Felton Sept 25, 1839. #3 was probably built ca. 1841 as an investment property for Wm. Hunnewell

#5 - Charles Freeman of Charleston, blockmaker purchased #5's land from Shadrach Varney for \$117.00 (Varney had purchased the lot from George A. Kettel on 7 August 1840) Varney was heavily involved in Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Charleston real estate development during the 1830s and 1840s - he was the developer of Dexter Row at Thompson Sq (1836) and was a key figure in the development of Charleston first brick row at 7-23 Harvard St (1835).

Shadrach Varney also sold #7 Lexington st's land to Henry A. Rice of Charleston, joiner, for \$260.00 on ? 184?. Rice is listed as living at 4 Common St in 1842 and is listed at 7 Lexington St (as a Carpenter) by 1845. He was active in Charleston building trades from ca. 1840-1875.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

He lived at #7 Lexington st. until at least the mid 1870s.

ADDRESS 3, 5, 7 Lexington St. COR #3 - near Monument Sq. #3, 5 - bordering Concord St.

NAME _____ present _____ original _____

MAP No. 29N-12E SUB AREA east
#3 - ca. 1841

DATE #5 - ca. 1840-41 Middlesex Deeds
#7 - ca. source

ARCHITECT _____ source

BUILDER #7 - H. A. Rice, "carpenter" - Middlesex Deeds
#3 - Wm. Hunnewell source
#5 - Chas. Freeman

OWNER #7 - H. A. Rice
original present

PHOTOGRAPHS CT-1-6/3, 4-'86



TYPE residential 3 singles double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) #3 - 2 4-5 - 2 plus basement, attic
#7 - 3 basement

OF _____ cupola #3, 5 dormers

MATERIALS (Frame) #7 clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION #3 - 3-bay x 3-bay, modestly scaled Greek Revival house, clad w/wood shingles, side hall plan - still in evidence - Doric pilasters flanking front door w/ 2-pane transom (originally recessed? and open). Shed like form covered w/ wood shingles covers orig. entablature. Windows are fully + simply enfr., contain 6/1 wood sash (orig. 6/6). Shingles also cover corner pilasters and fascia board. House enclosed by gable roof. #5 - 3-bay x 2-bay, modestly scaled Greek Revival house. side hall plan. still intact are classical enframements at fr. door - e.g. Doric pilasters and Doric entablature. Windows are simply and fully enframed. Bldg. enclosed by gable roof w/ return eaves, 1/1 wood sash w/ original 6/6 at attic level. South slope of roof exhibits two pedimented gable dormers

EXTERIOR ALTERATION minor - moderate drastic wood shingles have replaced clapboards
on #3, 5.

CONDITION good - fair poor LOT AREA #3 - 1477 #5 - 3887 sq. feet
#7 - 3815

NOTEWORTHY SITE CHARACTERISTICS Key components in east side of Lexington St's interesting

streetscape of mid 19thc. modestly scaled wood frame dwellings

#7 - Relatively tall (for bear of the 3-decker?)
3-bay + 3-bay Greek Rev/Italianate house clad w/ weathered wood shingles. Side hall plan - Alt. entr. enframements - Doric pilasters still intact but entablature has been modified. (Map) In general windows are simply enframed - contain 1/1 sash on 1st and 2, 2/2 on the 3rd fl. Corner pilasters (plus Doric capitals) appear at edges of bldg. Also fascia board beneath deep cornice (no brackets, more of a Gr. Rev. sensibility).

SIGNIFICANCE (cont'd on reverse)
#3, 5, 7 Lexington St. rank among the first houses erected within the Bunker Hill Monument Association's 115-lot tract - the BHM's lots were auctioned off beginning in 1839 - modestly scaled, wood frame dwellings such as these were built along Lexington, Monument and Concord Sts. during the

3, 5, 7 Lexington St.
Charlestown



3 LEXINGTON ST



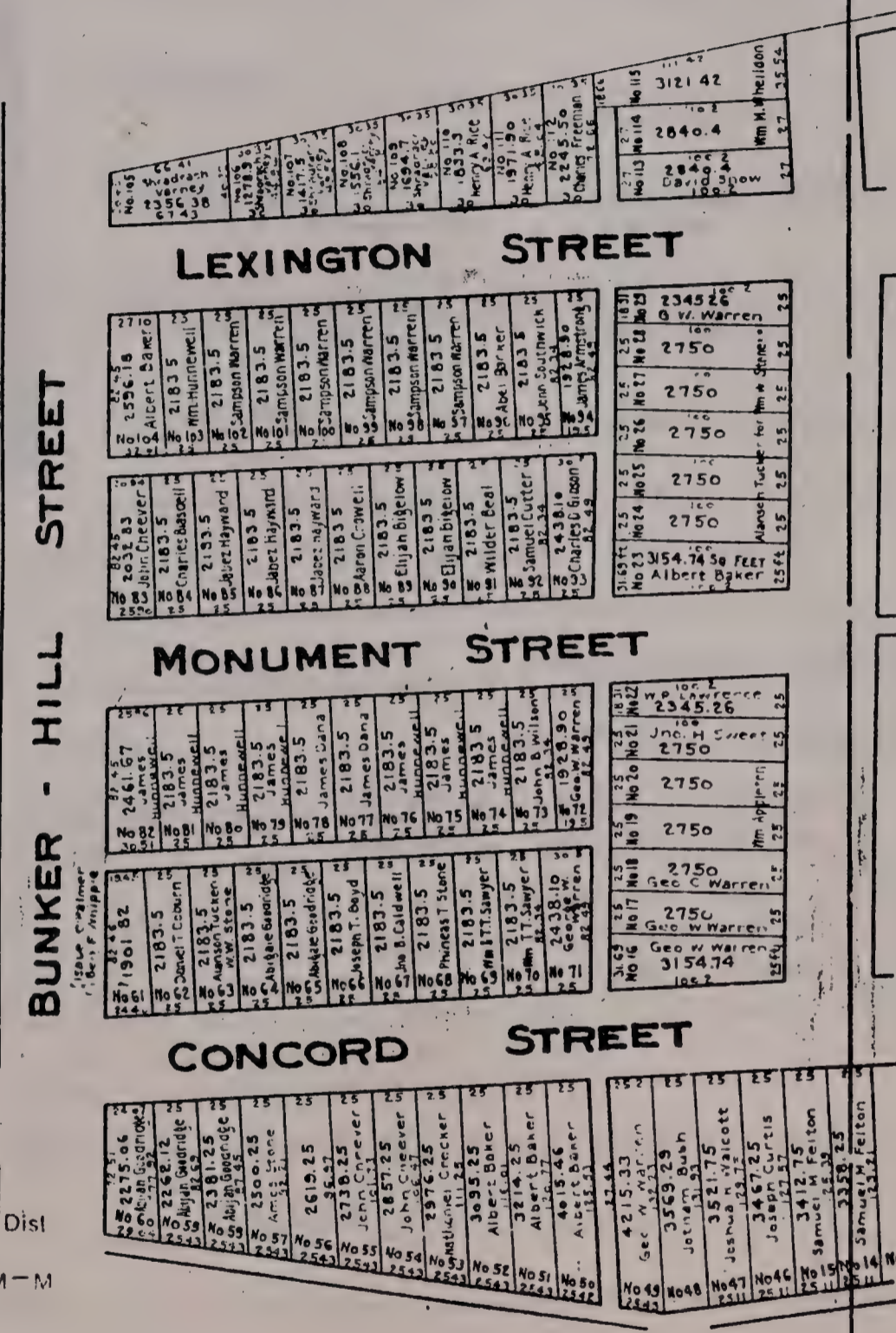
↑ # 7 LEXINGTON ST, ↙ # 5 Lexington St



7 Lexington St.

Plan of House Lots
 in the vicinity of the
Bunker-Hill Monument
 to be sold, at Public Auction, without reserve,
 Surveyed and drawn by S. M. Felton.
 1839 Scale 50ft. = 1 inch
 From which was made the Lithograph plan
 referred to in the deeds given by us
 Thos Wales } Trustees
 Wm W Stone }
 Nathaniel L. Bowditch }

(Original on file)
 (Scale of this plan: 1 inch = 80 feet.)



Middlesex Registry of Deeds, So. Dist
 CAMBRIDGE, MASS.

Received — 19 — at — H — M — M
 with
 A copy of Plan

Recorded in Plan Book I-A Plan 30 (A of 2)
 Attest *Thomas Bughton* Register

This copy made March 31, 1931
 by Plan Department
Harold J. Hunt
 Chief Draftsman

Bibliography - Maps - 1852, 1878
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown Directories - 1830's - 70's
 Middlesex Deeds - 395:404, 423:340

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>^</u>				

Significance (include explanation of themes checked above)

Architecturally, #9 Lexington St. is a straight forward, modestly scaled, side hall plan Greek Revival wood frame vernacular house.

#9 Lexington St's land was part of the 115 lot tract belonging to the Bunker Hill Monument Assoc. (see S.M. Felton Plan dated Sept. 25, 1839 - The Felton Plan was based on the earlier - 1834 - plan of the Bunker Hill Assoc. lands by Solomon Willard). #9 Lexington St. was among the first houses erected on the B.H.M.A's land - lots bordering Lexington, Monument and Concord Sts. were built up beginning ca. early 1840's - lots bordering these streets were smaller than the lots bordering Monument Square. Home construction activity on lots bordering Monument Sq. did not begin until 1847. The Bunker Hill Monument's construction was begun in 1826 - it was completed in 1842.

#9 Lexington St. evidently represents the work of H.A. Rice

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

"carpenter". He was active in Charlestown building trades from ca. 1830's until at least 1875. For many years he lived next door at #7 Lexington St. (By the 1860's, Rice is listed as "Supt. of street"). On February 20, 1843, Lewis N. Stockbridge, Cooper paid H.A. Rice \$445.00 for #9's lot (no mention of buildings). #9's lot appeared on the Felton Plan of 1839 as lot No. 110 (evidently Rice acquired this lot from the B.H.M.A via builder/real estate speculator Shadr

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Varney. (see Middlesex Deed 395:404). Presumably Rice built #9 Lexington St. for Stockbridge at some point ca. 1843. Stockbridge owned this property until at least 1875 - a Mary Stockbridge was this house's owner until at least the early 1900's.

Bibliography - Maps - 1818

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Charlestown Directories - 19th c.

Middlesex Deeds - #11 = 395: 389, 406: 479, 419: 532,

438: 287, 483: 56, 901: 402

#13 = 921: 454

Monument Square Historic District

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

#13 was transformed into a 3-story Italianate house with bracketed cornice and flat roof. #11, 13 were built ca. 1842. Their lots were numbered 109 and half of 108 on the S.M. Felton Plan of lands belonging to the Bunker Hill Monument Assoc. dated September 25, 1839. This 115 lot plan was based on an earlier scheme devised by Solomon Willard (architect of the Bunker Hill Monument) in 1834. The largest lots of this development bordered Monument Square. #11 and 13's lots were among the smaller parcels bordering the side streets off Monument Sq (Concord, Monument and Lexington streets). The small lots were intended for ownership by artisans and the middle classes. House construction around Monument square was delayed until 1847 due to the extensive grading of the site required for level lots. House construction along Concord, Monument and Lexington sts began as early as ca. 1840. The Bunker Hill Monument was completed in 1842 attracting prospective Charlestown home owners as well as tourists.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

#11, 13's lots were sold to Artemas Tirrell, coal dealer by Shadrach Varney (builder and real estate speculator, responsible for Dexter Row) on July 18, 1840 [Middlesex 394:291]. Tirrell, in turn, sold these lots (no buildings) to George Adams Kettle, Charlestown merchant for \$640.00 on September 6, 1841. [406:479]. Buildings are first mentioned in a deed dated Oct 7th, 1842 [419:532] between G.A. Kettle grantor and Albra Wadleigh, merchant, grantee. The purchase price

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

for the two houses was \$850.00. Later owner of #11 include Sally Wentworth "Singlewoman" (\$2,000.00 paid to Wadleigh on Feb 19, 1844), Stephen H. Lynde Clerk [483:56], ^{Thomas G. Temple, trader (1855)} Henry D. Austen, "gentleman" [711:109, 16 May 1855] and Edward Tilden, ship carpenter, 1864 - ca. 1880. From ca. 1880 - early 1900's #11 was owned by a B.J. Noonan. Further research is needed to unravel the deed chronology of #13. An Edward Thorndike is listed at #13 Lexington st as early as 1852. Thorndike heirs owned this house as late as the 1890's. In 1901 a Stephen Tohey owned #13.

Bibliography - Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Middlesex Deeds 601:52, 901:519
 Suffolk Deeds - 1211:181

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

projecting bracketed door hoods, oriel windows, dormer windows and double dormers with distinctive mansardic roof caps. Pre 1880's atlases indicate that 15+17 replaced an earlier L-shaped house with large out building (stable?) to the rear - The L-shaped house is shown on the 1875 Charlestown atlas labeled Daniel Toomey - the present double house first appears on the 1885 Charlestown atlas (labeled James P. Moran). On May 9, 1874, Sampson Warren of Boston sold #15+17's land (with the L-shaped building) to James P. Moran of Boston for \$3,500.00. The Warren/Moran deed stipulated that "no more than two dwellings shall be erected on said land and not to be occupied by more than two families each."

Preservation Consideration (accessibility, re-use poss for public use and enjoyment, protection, utilities, c

Bibliography and/or references (such as local historic records, early maps, etc.)



ADDRESS 15, 18 Main st. COR. at City Square

NAME Roughan Hall Roughan Hall
present original

MAP No. 28N-12E SUB AREA _____

DATE 1894 "Charlestown Enterprise" Sept 8, 1894
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Michael Roughan
original present

PHOTOGRAPHS CT- 4/3- '87



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Commercial/hall/offices

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF Flat cupola _____ dormers _____

EXTERIOR MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Large, 4-story yellow brick commercial/office building con-
taining large meeting hall (no longer extant?). Constructed of yellow brick w/
cast iron enframed stone fronts on ground floor and boldly rendered, rusti-
cated limestone enframements at the main entrance. Upper floors divided
into two segments - projecting, continuous stone sill course divides fls 2/3
from 3rd fl - roof and cornice area about equal in size by fls 2,3. Formally
finished facade facing Main and Park sts. windows of fls 2,3 enframed

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor Recently Renovated LOT AREA 6288 sq. feet

NOTABLE SITE CHARACTERISTICS _____

vertically by raised cast stone (?)
moldings. The double arched
windows w/ oculer at arches
inter appear at 4th fl. ren-
damed (Map) by well crafted terra
cotta moldings - Renaissance
ev. in character. Bidg terminates
Main and Park st. facade) in
unusual Corbelled cornice w/ regimental
row of round arch corbels - echoes
shape of 4th fl. window arches. Flat
roof currently surmounted by bill board.

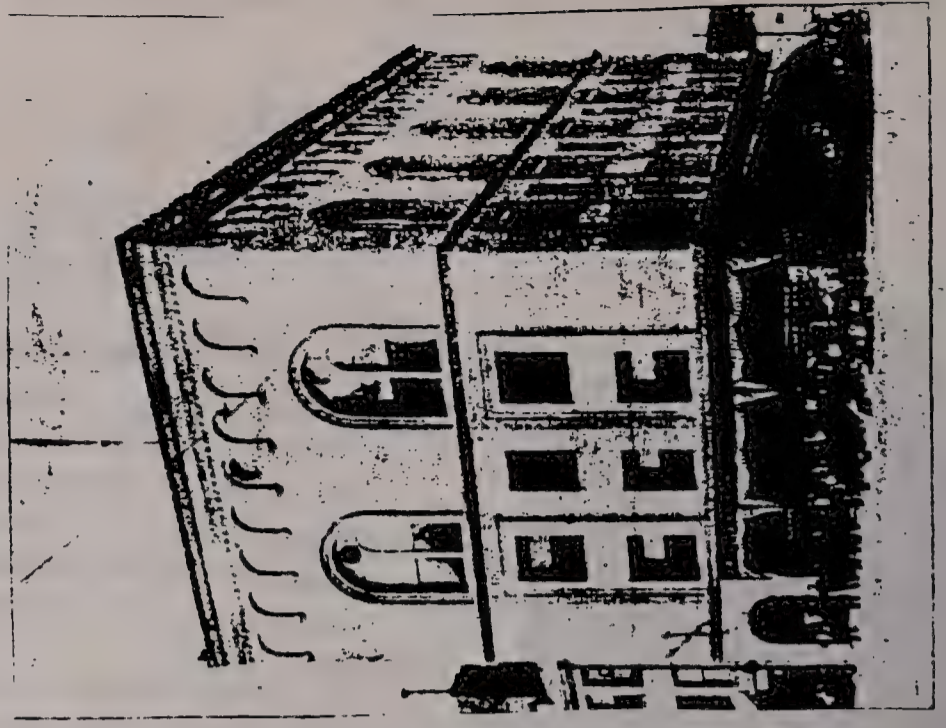
SIGNIFICANCE (cont'd on reverse)

Built in 1894, the Roughan
Building is a remnant of late
19thc., pre elevated railway City
Square. Like the Copley Building
at City Square, this building
has lost much of its original
commercial "context" to highway

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901
 1911.
 Suffolk Deeds - 2040-588
 1930 Boston Directory
 Middlesex Deeds - 1161:254
 Moved; date if known

Themes (check as many as applicable)

- | | | |
|---------------------------|--------------|----------------------------|
| Aboriginal | _____ | Conservation |
| Agricultural | _____ | Education |
| Architectural | <u> x </u> | Exploration/
settlement |
| The Arts | _____ | Industry |
| Commerce | <u> x </u> | Military |
| Communication | _____ | Political |
| Community/
development | <u> x </u> | |



THE ROUHAN BUILDING, CITY SQUARE.

AT TIME of Dedication: 4
 SEPTEMBER,

Significance (include explanation of themes checked above)

construction, urban renewal etc. Along with the Army+Navy
 y M Ct, Charlestown Municipal Building, Charlestown Trust Co.
 Building, the Rouhan Building provide a physical link
 with city's square late 19th-early 20thc. prosperity as an
 important Boston area commercial/transportation node.
 Architecturally, the Rouhan Building represents an interesting
 foray into Renaissance Revival commercial architecture -
 salient features include well-preserved cast iron store fronts,
 rusticated light gray stone entrance enframements, tall arched
 windows of the top floor and the distinctive corbelled cornice
 which consists of a series of brick work arches.
 The 1875 and 1885 atlases of Charlestown indicate that this
 building's lot was occupied by a large rectangular structure
 at the Main St/Park St - corner owned by Francis E. Donner and
 a contiguous trapezoidal building owned by the Monument National
 Bank (1875) and P. J. Stone (1885). To the rear of the large building
 owned by Donner were two wooden stables and a long rectangular
 Preservation Consideration (accessibility, re-use possibilities, capacity

for public use and enjoyment, protection, utilities, context)
 brick building. Evidently Michael Rouhan (occ?) began to
 put the Rouhan Building plot together in February 1892 -
 on Feb. 1 of that year Melissa E. Donner, widow of Francis E.
 Donner sold the lot at the corner of Main and Park St. to Michael
 Rouhan of Boston for \$1.00. Rouhan Hall was completed
 in September, 1894. It contained a magnificent hall, offices,
 lodge rooms and club quarters. By 1930 this building
 contained a cigar store, Bowling alley, law offices, a
 Bibliography and/or references (such as local histories, deeds, assessor's
 records, early maps, etc.) branch of the John Hancock Life Insurance
 Company and Gillis Inc. Autos. Rouhan Hall, at that time,
 was used as a meeting place for the Palace Aide Club.
 Further research is needed on this building's original owner,
 Michael Rouhan, Boston Buildings Dept - records did not
 contain information on this building's architect, builder etc.

Listed in the National Register of Historic Places

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown / Boston Directories (more work needed)
 Middlesex Deeds - #22, 24 - Suffolk - 1545:76
 → 681:1, 264:430 / #26-30 - Suffolk - 1543:397
 Middlesex: 741:308, 189; 353:58, 57, 290:10
 287:523

Listed in the Town Hill
 National Register District

Moved; date if known _____

Themes (check as many as applicat

- | | | |
|---------------------------|----------|----------|
| Aboriginal | _____ | Conserva |
| Agricultural | _____ | Educatic |
| Architectural | <u>X</u> | Exploral |
| The Arts | _____ | settler |
| Commerce | <u>X</u> | Industry |
| Communication | _____ | Militar |
| Community/
development | <u>X</u> | Politic |



Significance (include explanation)

Developed in Boston during the 1810's and 1820's, the Boston Granite style (a substyle of sorts within the Greek Revival in some of its later renditions) was characterized principally by the use of heavy granite piers (or posts) and lintels in a goal post-like configuration on the ground floor of commercial blocks and warehouse houses - in some cases this post and lintel system was employed on the upper floors as well. This construction method was characterized by a handsome, reassuring solidity and simplicity of form as well as pleasing textural contrasts of rock faced and hammered granite surfaces. In the case of #18-30 Main St. pleasing polychromatic effects have been achieved via the use of gray granite vs. red brick. The Boston Granite style persisted in Boston until as late as the mid 1870's - several post fire of 1873 post and lintel commercial buildings are still extant on Franklin St. Boston.

The Phoenix Buildings' original owners seem to have included Edward Soley (by the 1830's a New York City merchant), Peter Gassner broker, also of New York City and Nathan Austen (and possibly other).
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

#18-34 Main St. is referred to in an indenture dated 9 April, 1825 between Soley and Gassner as "a block of new brick stores in Charlestown known as the Phoenix Buildings". Further research is needed to unravel the 1830's-60's web of deeds between Soley, Gassner, various Austen Family members etc. The 1868 Atlas uncharacteristically sheds light on the usage of these buildings - #s 18, 20, 22, 24 are labeled "stores" while

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) #s 16, 28 contained a "tin smith's shop and candle factory". #32, 34 is labeled "Painting and glazing". Further research is needed to pinpoint specific commercial centers associated w/ #34 Main St. - not to mention the origin of the name "Phoenix". By 1811, these blocks owners included William De Costa, publisher of the Charlestown Advertiser City Sq. He was also a partner in De Costa and Sawyer, Coal, wood, real estate and insurance brokers. De Costa lived at 56 Elm St (1875). #s 18-22. G.W. Warren - prominent Charlestown lawyer (jurist, mayor of Charlestown, etc. owned #s 24-30 (and possibly 32, 34 as well). By 1885 #18-34's owners included Chas. Thompson (#18, 20); restaurant owner Anton Schwab - 50 Main St, - #22, 24, J.S. Whiting (see ?) - #s 26-30 and Eliz. Sherburne - #s 32-34.



ADDRESS 55-61 Main St. COR. Winthrop St.

NAME John Larkin House
present original

MAP No. 28N-12E SUB AREA Town Hill

DATE c. 1795 traditional date - local histories
source

ARCHITECT _____
source

BUILDER _____
source

OWNER John Larkin
original present

PHOTOGRAPHS CT-9-5/5-'86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement, attic

ROOF deck-on-hip-roof cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Substantial late Georgian/Federal house characterized by boxy, rectangular 5-bay x 5-bay main block. Clad with clapboards, its corners are accented by quoins. This house is enclosed by a deck-on-hip roof. Main facade's center entrance features front door flanked by simple pilasters and surmounted by 3-pane transom and pediment. Windows exhibit capped and pegged frames and contain 12/12 wood sash. Small square windows appear at the 3rd level. ^{Rehabilitated early 1970's}

EXTERIOR ALTERATION minor moderate drastic ground floor commercial space treatment
brought back to late 18thc. appearance.

CONDITION good fair poor _____ LOT AREA 4617 sq. feet evidently conjectural treatment in regard to entr.

NOTEWORTHY SITE CHARACTERISTICS Prominently sited at corner of Main and Winthrop sts. Serves as centerpiece to curving street scape bordered by John Hurd House to left and a block of the new Neo Georgian/Tenline residences.

Still intact are modifications blocks at cornice.

SIGNIFICANCE (cont'd on reverse)

Situated at the base of Town Hill at 55-61 Main St. stands the John Larkin House. Together with the John Hurd House next door (also late Georgian/Federal) the Larkin house provides a glimpse of late 18thc. Main St., Charlestown. In addition - with the completion of the

(Map)

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Charlestown Directories - 1834-1874
 Boston Directories - late 19th c.
 Middlesex Deeds - 325:260, 1138:52
 N. R. H. P. inventory - nomination form - Town Hill H.D.
 "Charlestown Enterprise" Dec 14, 1889, p. 5
 A. F. A. Guide To Boston, Susan and Michael Southworth.
 Moved; date if known

Listed in the National
 Register Town Hill
 District

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____
Agricultural	_____	Education	_____
Architectural	<u> x </u>	Exploration/ settlement	_____
The Arts	_____	Industry	_____
Commerce	_____	Military	_____
Communication	_____	Political	_____
Community/ development	<u> x </u>		



Note: Much original interior detail said to be still intact
Significance (include explanation of themes checked)

Neo Federal Tortine row to the south. The Larkin house serves as the center piece to an interesting curving streetscape of buildings with Georgian/Federal elements. The Larkin House is architecturally significant as a rare Boston area late Georgian/Federal house of considerable style and substance. It is part of the Town Hill areas truly remarkable collection of late Georgian/Federal style structures. A National Register of Historic Places nomination form dated 1962 indicates that the present ground floor treatments are fairly recent in origin - the N.R. writer states that "Although the openings are boarded shut, and the clapboard structure is covered with asbestos siding, much of the original character is still obvious. The street floor has been completely altered for commercial use." This house has significant historical associations with John Larkin, best remembered as the man who lent Paul Revere a horse for his midnight ride. Built ca. 1795 (traditional date - careful study of John Larkin grantee entries is needed to corroborate this date). Originally this

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

houses lot was much larger than is now the case, stretching all the way back from Main st. to Warren st. This house remained in the Larkin family until the early 1830's (see Middlesex Deed, 325:260, 14 August 1833.) Later owners included Edward Soley, Richard Robin Peter Gasner (of N.Y.C., N.Y.) and Susan Robins "widow". From 1870 until at least the 1910's this house was part of the Esidor J. Klaus and Louis Klaus real estate holdings. Evidently it was the

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Klaus family who transformed the Larkin's first floor into commercial space. The 1874 Charlestown Directory lists the Klaus' as having a clothing store in this building. Louis Klaus started a clothing store in Charlestown at the corner of Main and Henley sts. By the early 1870's the Klaus' enterprise was located in the Larkin House. By 1889 the Klaus' store was located at 139 Main st. It was noted in the Charlestown Enterprise, Dec. 14, 1889, p. 5 that "Louis Klaus has gained a wide reputation for garments that for style, fit, workmanship and price are second to none in the city of Boston." During the early 1900's the Larkin House was owned by Bertha K

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Suffolk Deeds - 1554: 53
 A Century of Town Life - J.F. Hunnewell, p. 134 (1888)
 Old Charlestown - T.T. Sawyer (1901) p. 132
 Charlestown Enterprise - Spec. ed. June 1893 p. 53
 A.I.A. Guide to Boston - Susan and Michael Southworth.
 Moved; date if known

Listed in Town Hill N.R. District
 Restored + sold with preservation
 agreement to Historic Boston
 Inc., 1985

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	<u> X </u>	Exploration/ settlement
The Arts	_____	Industry
Commerce	<u> X </u>	Military
Communication	_____	Political
Community/ development	<u> X </u>	



Significance (include explanation of themes checked above) ↑
 Steeply pitched hip roof. The ground floor retains its handsome late 19th c. cast iron entrance and stained glass transom which displays the logo (fashioned in stained glass) "Donovan and Fallon, Drugs". This building has significant historical associations with prominent businessman John Hurd. During the late 19th c. this building's commercial ground floor contained the dry good store of J.W. Rand and William Murray and Son. [Further research is needed to determine the time frame of the Donovan and Fallon occupancy.]

Further research in Middlesex deeds may result in a definitive date for this property. Even J.F. Hunnewell's detective work did not result in a firm date for this house. He characterizes this house's origins as "somewhat perplexing". T.T. Sawyer described John Hurd as "a gentleman, quiet and dignified in manner, regular and methodical in habits, sincere and thoughtful in action. As a businessman he was efficient, intelligent and honest. His integrity could never be questioned etc". During Hurd's occupancy (late 18th/early 19th) this house

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)
 had a "large garden in the rear which extended to Warren St. and was always kept in the best condition." Evidently this house's interior during the Hurd family's occupancy reflected their prosperity and high standing in the community. Hunnewell noted that "internally it is handsomely furnished".

The Hurd long era of ownership ended with William Murray's purchase of this building in March, 1882. Evidently Murray's dry goods business was located in the old Hurd House

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) as early as ca. 1872. William Murray was a Charlestown native, growing up on Cordis St and later living on Oak Street. His son William Clark Murray (born Sept. 1848) became a partner in the store at age 22. - at that time the Murray's dry goods concern was housed in the old Cordis House at 121 Maen St. W.C. Murray was also a successful real estate speculator and was "well versed in local history". He died on November 15, 1890. During the early 1900's the Hurd House was owned by W.C. Hurd's widow Harriet Murray.

69, 71 MAIN ST. Charlestown, Md. AT Monument Ave. S.P.N.E.A. R. Severy Photo
taken May 17, 1975



67/71 Main St.



WILLIAM MURRAY.

WILLIAM MURRAY is the second son of John and Mary (Hay) Murray. He was born on Cordis Street, and now resides on Oak Street, Charlestown. He married Mary Bradbury Edmands, daughter of Capt. John Davis Edmands. One daughter, who is the wife of Rev. Horace F. Barnes, of Providence, Rhode Island, and one son, William Clarke Murray, were their children.

Mr. Murray was in the dry goods business many years in the store corner of Main and Thompson Streets. He removed to the store No. 65 and 67 Main Street, and, forming a partnership with his son, continued the business under the name of Murray & Son, until the death of the latter, when he sold out and retired from trade.

Mr. Murray is one of the board of managers of the Winchester Home for Aged Women, a trustee of the Warren Institution for Savings, a trustee of the Poor Fund, a member of Faith Lodge of Free Masons, a member of the Nine Hundred and Ninety-ninth Artillery Association, and a deacon of Harvard (Unitarian) Church.



WILLIAM C. MURRAY.

WILLIAM CLARKE MURRAY was born in Charlestown, on the eighth of September, 1848. He was the second child and only son of William and Mary Bradbury Murray. He was educated in the Warren School, leaving it when fourteen years of age to assist his father in business. At the age of twenty-two he became a partner with his father and removed from the store, corner of Thompson and Main Streets, to 67 Main Street, where the firm of Wm. Murray & Son was located, and did a successful business for twenty years.

He also became interested in real estate, and, with his father, was owner of several estates, having built a number of apartment

houses, and he was considered by many to have the best judgment in real estate matters of any person in Charlestown. He was well versed in local history, having made the chronicles of his native town a special study, and he was justly proud of its history and its people.

He was a member of the First Baptist Church. At the age of twenty-one he became a Free Mason, and was a member of Faith Lodge and of Cœur de Lion Commandery of Knights Templar. He was one of the first members of the 999th Artillery Association, which has since become a large social club, and he held offices in other organizations. He was married on April 4, 1878, to Miss Harriet B. Coolidge, of Oswego, New York. He died on November 18, 1890.

From: "Charlestown Enterprise" - spec. addition June, 1893

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Middlesex Deeds - 293:305, 353:576, 427:512, 513.
 "The Charlestown Enterprise" Dec 14, 1889.
 Charlestown Directory - 1834-74
 Boston Directory - late 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Re
Agricultural	_____	Education	_____	Re
Architectural	<u>X</u>	Exploration/ settlement	_____	Sc
The Arts	_____	Industry	_____	Sc
Commerce	<u>X</u>	Military	_____	Tr
Communication	_____	Political	_____	
Community/ development	<u>X</u>			



Significance (include explanation of themes checked)

Architecturally, #'s 83, 83½(?) and 85 Main St. represent a rare Boston area trio of late Federal Commercial/residential buildings. With the exception of a 2nd floor, #73 Main St. is a remarkably unspoiled example of a Mansard commercial/office block dating to ca. 1868-75.

Middlesex Deeds indicate that #'s 83-85 Main St. were extant by 1830 - further research is needed to pinpoint a ca. late 1820's construction date. Early owners of #83 were Susannah and Betsy Kettle, grantees of Joseph Hurd of Portsmouth N.H. Further research is needed to determine ^{the} early ownership and commercial usage of these buildings.

#73 was built ca. 1868-1875. The 1868 Sanborn Atlas indicates that a large 1-story brick structure w/ a 4-story rear bldg. was located on this site. For many years prior to 1875 this lot was owned by members of the Newell and Cofran families - they lost part of this lot in 1866 when Monument Ave was cut through to Main St. "The Charlestown Enterprise" dated December 14, 1889 includes an illustration of #73 Main showing

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

a sign on the bldg's corner, above the 2nd fl. windows which read "Dr. Harding, Dentist, 1875". The date of 1875 refers to the date Dr. Harding began his practice in a building on Bonker Hill St. In 1884 his practice had become so large that he rented the upper three floors of #73 Main St. Dr. Harding's offices were described as "splendidly fitted up to carry on his large business. A battery gives power for lighting his place with electricity and everything that taste or ingenuity could suggest has been added."

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

This group is numbered 73, 77, 83, 87 on late 19th c. atlas. In 1875, this group's owners included John Newell - no. cc - #73, Wm. Hunt, no. cc - 77, Betsy Kettle - #83 and J. G. Munter (?) - #87. By 1885 Alexander M. Tucker was conducting a "dry and fancy goods" business in #87. By 1892, the Hrs. of Susan Cofran owned #73, Wm. Hunt's hrs. owned #77, Elbridge G. Davis, confectionary occupied #83 and Alex M. Tucker was still located in #87. By 1911, George W. Brown owned #'s 73-83 and Florence E. Fash owned #87.

Listed in the Town Hill National Register District

100 Warren street. He has now in stock the finest line of winter goods ever exhibited in Charlestown. Mr. Klous is one of the most agreeable gentlemen the writer has been privileged to meet, and we can assure the readers that, if they have never visited his establishment, they should avail themselves of the privilege of inspecting, at this time, the largest and finest stock of men's, boys' and children's clothing, hats and caps in this section of the city.

→ DR. HORACE HARDING, ←

Dentist, 75 Main Street, corner of Monument Avenue.

One of the best known dentists in this city is Dr. Horace Harding, whose elegantly furnished dental parlors are situated at 75 Main street, corner of Monument avenue. Dr. Harding commenced business in dentistry in 1875 and today commands one of the best patronages in Charlestown. About eight years ago the doctor located on Bunker Hill street, but the need of larger quarters induced him to rent the upper three stories of his present premises



Boston Ence

five years ago. These are splendidly fitted up to carry on his large business. A battery gives power for lighting his place with electricity, and everything that taste or ingenuity could suggest has been added.

& Gates, whose store was located in the old Studley building in City square, and that firm was the first on this side of the river to keep ready-made clothing. During the forty-five years in which he has been in business here, Mr. Merrill has seen many changes in this branch of trade, and followed closely the ever varying fashions. His long experience renders his practical eye and judgment of great value in his line, and as he employs none but the very best of workmen, as a consequence the neatest and best of fits are guaranteed. Mr. Merrill's winter stock of goods contains some of the handsomest patterns ever shown in Charlestown, and patrons can rely upon obtaining, at this place, the very best made at the most reasonable prices. During all the years that he has been in business here Mr. Merrill has been one of Charlestown's best known and most respected merchants.

CHARLES A. FRAZER,

Druggist and Apothecary, Corner of Main and Eden Streets.

C. A. Frazer, has the distinction of presiding over the oldest drug store, with two exceptions, in Charlestown. He established himself in business three years ago by succeeding the late Dr. Bond, with whom he started as a boy to learn the business. It is one of the old stands of the district. Mr. Frazer has been associated with the drug business here in this district for a number of years, and at his establishment the second largest prescription list in this vicinity is to be seen. Mr. Frazer, with his long and practical experience, has provided everything in the line of pure drugs and medicines, including physicians' emergency requisites, surgical appliances, etc., and a fine line of toilet articles, perfumery, tooth and hair brushes, and the finest stock of foreign and domestic cigars to be desired. The fact that customers go considerably out of their way to have prescriptions compounded at Frazer's speaks volumes for the careful manner in which physicians' orders are filled. Mr. Frazer besides being recognized as one of Boston's leading druggists, is also popular as a citizen in political circles. His creditable run this year for the state legislature, coming within ten votes of being elected, is an illustration of that fact. Mr. Frazer has always been identified with the Democratic party, and as a member of that party and private citizen always looks after the best interests of this district. He is a royal arch Mason and has held office in the Knights of Pythias.

H. A. BLUNT.





MAIN ST
BRA PHOTO-1972



MAIN ST.
BRA PHOTO - 1972

Bibliography

Maps - 1818, 1852
Mallory Panoramic View - of 1848
A. F. A. Guide To Boston - Susan and
Michael Southworth
Old Charlestown - T. T. Sawyer.
Moved; date if known

Boston Landmarks Commission Study Report, 19
complete rehabilitation/restoration history
at Historic Boston, Inc.

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>X</u>	Military	_____	Transportation	_____
Communication	<u>X</u>	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

#92 Main St. was built in 1822 by and for General Nathiel Austin, Middlesex County sheriff and major general of the Massachusetts militia. In addition, he represented the town in the legislature as a member of the House of Representatives in 1812, 1831 and 1838, the county of Middlesex as senator in 1832 and 1835, and he was a member of the Governor's Council in 1836.

#92 Main St. was built of split stone quarried at the Austin-owned Outer Brewster Island in Boston Harbor. 1822 is the traditional date assigned to this house's construction. Originally it house commercial space as well as residential quarters. It was here that the first successful Charlestown newspaper, the Penner Hill Aurora and Farmers and Mechanics Journal was published from 1827-1871. For more information on the Austin family see Timothy Thompson Sawyer's Old Charlestown, Chapter XXXVI - "The Name of Austin", pgs 216-222 and pgs 223-227. + Boston Landmarks Commission Study Report, Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

designated Boston Landmark
listed in Town Hill National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



Column 94 W.S. of Thompson 29

June 9. 10

2596 B

1910
Bostonian Soc

Bibliography Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 Maps - 1818, 1852
 Hunnewell - p. 136
 Middlesex Deeds. 337: 391-392; 501: 144;
 521: 192; 701: 480
 Charlestown Directories - 1834-74
 Boston Directories - Late 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

apparently identical house which stood at #110 Main St (now a yard/lawn area). In its present architectural incarnation, #108 Main St. is a straight forward Italianate town house with a store front of uncertain vintage, deep bracketed door hood, oriel window and deep, bracketed cornice.

Hunnewell (p. 136) notes that #108's lot was purchased in 1773 by Capt. Eleazer Johnson. His executors sold it to Susanna, wife of Capt. Eliphalet Newell. At the time of Newell's death in 1827, the bldg. on this property was described as a "brick house with a 40' front. It stands close on the street and was 2-stories high, but the southerly half now has 3-stories (meaning #108, which, counting the store front has 4 floors) In any event members of the Newell family owned this property until the late 1840's [see Middlesex Deeds 501:144 and 521:192]. From 1848 until 1855 this property was owned by Jacob Forster, Charlestown merchant. Forster sold #108 to Amos B. Bancroft, Charlestown physician on March 26, 1855. During the mid 19th c. (possibly later?) the Thompson Square area was

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

something of a medical center with several doctor's offices in the Dexter Row block. #108 Main St. probably achieved its present appearance shortly after Bancroft's purchase in 1855. Bancroft's heirs owned this house the 1910's.

Bibliography and/or ref records, early maps, etc



ADDRESS 109 Main St. COR. Thompson St.

NAME _____
present original

MAP No. 28N-12E SUB AREA Town Hill

C. 1790 - Old House Journal
1796 - T.T. Sawyer, source old Charlestown

ARCHITECT _____
source

DESIGNER Timothy Thompson Sr (?) old Charlestown
source

ARCHITECT Timothy Thompson Sr.
original present

PHOTOGRAPHS CT-2-2/3-86, 9-1/6, 2/1-86



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF low hip cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Extensively and sensitively restored late Georgian / Federal house - see photos and article in Old House Journal

EXTERIOR ALTERATION minor moderate drastic House fabric elements almost completely replaced, restored.

CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS Faces ample tree shaded yard, stands w/ narrow end wall facing Main St., to rear is narrow, dark dirt and cobblestone paved alley. #109 is part of Thompson triangle's remarkable collection of late 18th - early 19th c. structures.

SIGNIFICANCE (cont'd on reverse) #109 Main St. has been dated to

ca. 1780-1790. Based on a scrap of wall paper found in this house at the time of its late 1960's / early 1970's restoration. Timothy Thompson Sawyer, local historian and owner of this house during the late 19th c. maintains that this house was built ca. 1794-1796. Architecturally, this house is a superb example of a late 18th century late Georgian / Federal transitional wood

(Map)

Listed in Town Hill
NR District

Bibliography - Maps - 1818, 1852

Aliases - 1868, 1875, 1885, 1892, 1901, 1911

Boston's Today - edited by Edwin M. Bacon (1892)

Old Charlestown by T.T. Saenger (1901)

The Old House Journal - date (?) collection of
S.P.N.E.A.

Moved; date if known

Century of Town Life - J.F. Hunnewell

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science	_____
The Arts	_____	Industry	_____	invention	_____
Commerce	<u> x </u>	Military	<u> x </u>	Social/ human	_____
Communication	_____	Political	<u> x </u>	Transportation	_____
Community/ development	<u> x </u>				



Significance (include explanation of themes checked above)

Frame vernacular residence of considerable style and substance. The Federal style comes into play at #109 via body 3-story form, fenestration (small square windows at the third floor), low hip roof configuration and distinctive narrow-end-wall-to-street orientation. This house's elements are distinctly Late Georgian - most notably corners boldly accented with quoins and the entrance's handsome broken pedimented enframements. According to the article in the Old House Journal, this house's main facade originally faced Thompsons St. At some point prior to 1868 this house acquired an addition to what is now #109's main facade - this addition originally stood 1-story tall and by 1868 was evidently 4-stories in height. James Rivers Adams, restorer/owner of the house during the late 1960's/early 1970's demolished the 14th addition - he was able to save only the dentils on the cornice - otherwise nothing was salvagable of the original wood work. #109 Main St. is of major local historical significance because of its historical associations with several generations of Charlestown's

Preservation Consideration (accessibility, re-use possibilities, capacity

for public use and enjoyment, protection, utilities, context)

Thompson - Saenger families. The Thompsons of #109 Main St. were descendants of the James Thompsons that settled in Charlestown in 1630 as part of John Winthrop's party of settlers. #109 Main St. was built for Timothy Thompson Sr. (at some point ca. 1740 - 1746) Timothy Thompson Sr. and family were forced to flee Charlestown on the eve of the British troops' destruction of the town. During the late 1770's, Timothy Thompson Sr. purchased part of #109's house.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

On their lot he built a building containing one finished room and a room for a shop. His second son, Timothy, was born in this predecessor structure on February 24, 1777 - this Timothy is said to have been the first male child born in Charlestown after the Battle of Bunker Hill. By ca. 1780 Timothy Sr. had enlarged his house lot by a new purchase - evidently in anticipation of building the present house.

INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

Community:

Charlestown

Form No:

Property Name: 109 Main St.

Indicate each item on inventory form which is being continued below.

Timothy Sr's shop was subsequently moved to Back Lane, now Warren St. he also moved his family into this structure until #109 was completed. Sawyer described the Warren St (at corner of what is now Cordis St) as "two stories high on the front, and one in the rear, the pitch of the roof on that side running farther down than on the front. The house was surrounded by shrubbery and fruit trees, among them an abundance of quince bushes, the blossoms of which are so charming to the eye in the spring etc".

In any event, #109 Main St. was the home of Timothy Thompson Sr. from 1796 until his death Feb. 4, 1834 at age 84 years old. Timothy Sr. was described by Sawyer as "an industrious, thrifty man from youth to old age. He was originally a carpenter, but for the greater part of his life was a ship chandler. He was active in town affairs holding a number of important offices. He was with the Charlestown Co. at the Battle of Bunker Hill. During the War of 1812 he mortgaged #109 Main St. to use the money for the purchase of timber to build barracks for the government.

During the mid 19th c. #109 Main St. was owned by Benjamin Thompson. According to historian J.F. Hannewell, Benjamin Thompson was "long an esteemed and substantial citizen, serving as a member of the U.S. House of Representatives from 1848 - 1852. Evidently #109 was adapted for commercial use as early as the 1830's and certainly by 1868. For many years #109 contained the apothecary shop of William B. Morse. Later occupants of this shop included Mrs. Sarah Colby of Waterville, Maine - for many years she conducted a milliners business in this house. Her son Gardner Colby, was a prominent Boston dry goods dealer, ship owner and philanthropist - he donated \$50,000 to Colby University, Waterville, Maine (named Colby in his honor).

By 1875 #109 Main St. was owned by the heirs of Benjamin Thompson. By 1885, this house was owned by members of the related-by-marriage Thompson and Sawyer families.

In 1892 Timothy Thompson Sawyer and others owned #109 Main St. Born in Charlestown January 7, 1817. Timothy T. Sawyer was a descendant of James Thompson and Thomas Sawyer, early settler of Lancaster, Ma (1641). T.T. Sawyer was a prominent mid-late 19th century businessman, bank director, politician and local historian. Initially engaged in a ship chandlery concern he was later a partner in the major Boston-area ice business known as Gage Sawyer and Co. This firm's ice trade was international in scope, reaching the West Indies, Rio De Janeiro, Calcutta etc. For many years Mr. Sawyer lived at #46 High St. (see Form). For 35 years he was a director of the Bunker Hill National Bank and served as its president from 1844-1890. He was a member of the Charlestown Common Council in 1855, 1856 and 1857. In 1857 he served as a state representative and was elected to the State Senate in 1858. (see Boston of Today, 1892 pgs 383-384 for more biographical information on T.T. Sawyer). For the purposes of the Boston Landmarks Commission's Historic Building Survey of Charlestown (1985-1987) Mr. Sawyer has been an important source of historical information, anecdotes, local color etc - during the late 19thc. he wrote numerous articles on local history for the Charlestown Enterprise and Evening News and published Old Charlestown (a history concerned primarily with 19thc. Charlestown events and personalities) in 1901.

By 1911, #109 Main St. was owned by an Annie Sampson.



Listed in National Register Town Hall District
see form for #2 Pleasant St. for pre-renovation photos

Old-House Living...

#104 MAIN ST ↓

A Restored Federal Enclave In Charlestown

By Humphrey O'Sullivan



To restore the original Federal-style exterior, owner James Adams had to strip off a one-storey commercial appendage and replace most of the woodwork.

CHARLESTOWN, MASSACHUSETTS, is not unique. It is simply another residential neighborhood at the core of an American urban sprawl (Boston in this case) which decided, albeit tumultuously, to mend its ways. In the 1960s it raucously reviewed the substance of its history, the frailty of its present condition, and the alternatives for its future. Charlestown chose preservation—of the neighborhood and its unique residential qualities—and it all started along Main Street.

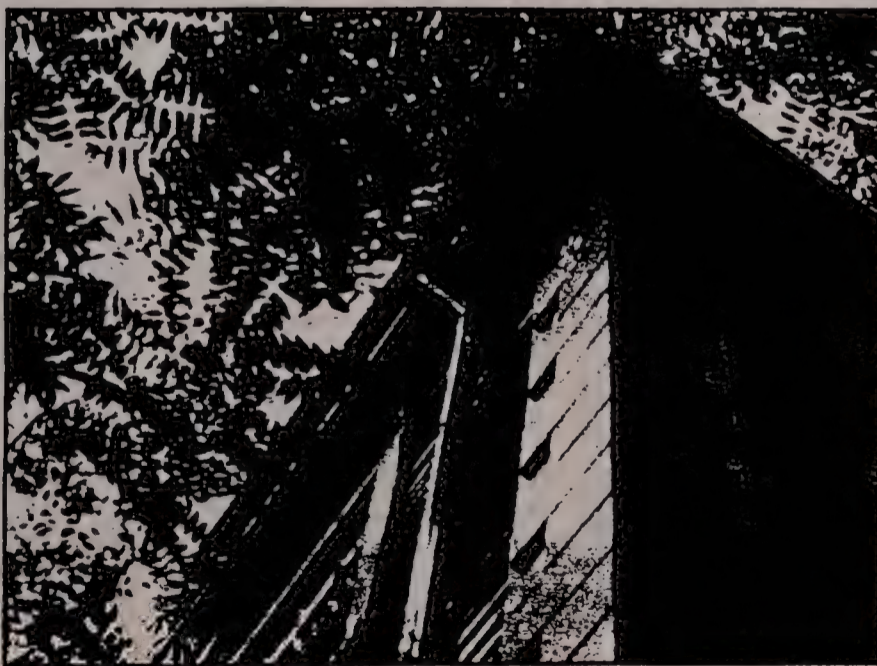
THOMPSON TRIANGLE sits in the middle of Charlestown, a 10-minute ride from downtown Boston. Its buildings include storefront commercial space, rental units, a tavern and restaurant—all restored to their appearance of the early 1800's. And at the heart of the Thompson Triangle enclave is the home of James Rivers Adams—the man primarily responsible for its restoration.

ADAMS LIVES in what is now called the Benjamin Thompson house. The house dates from 1780-1790—a fact established from a scrap of wallpaper. A little research revealed that the paper had been manufactured by an English concern that was only in business at that time.

JIM ADAMS' scale of operation is considerably bigger than the average old-house restorer. A contractor by profession, in the mid-1960's he recognized the importance of reviving inner city neighborhoods. He purchased property in

Charlestown, and then obtained from the Boston Redevelopment Authority the largest single amount then granted for a single restoration project (\$305,000). Adams' approach to restoration is very businesslike. "Hire an architect and make a design of the entire building or you'll end up re-doing over and over again." While he grants that there may be small projects that the devoted restorer can accomplish himself, he will often spend fruitless hours on a task that a pro can do cheaper and better.

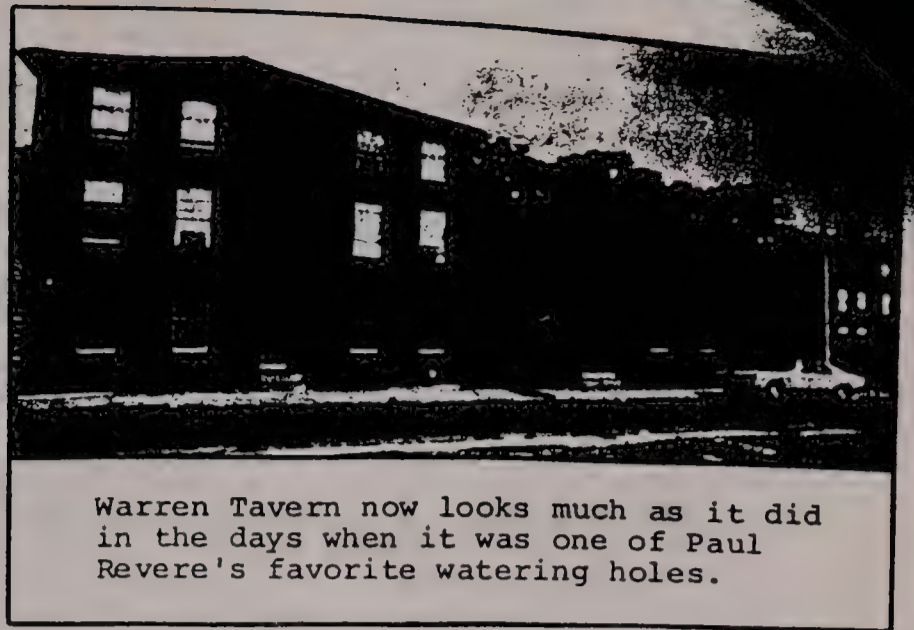
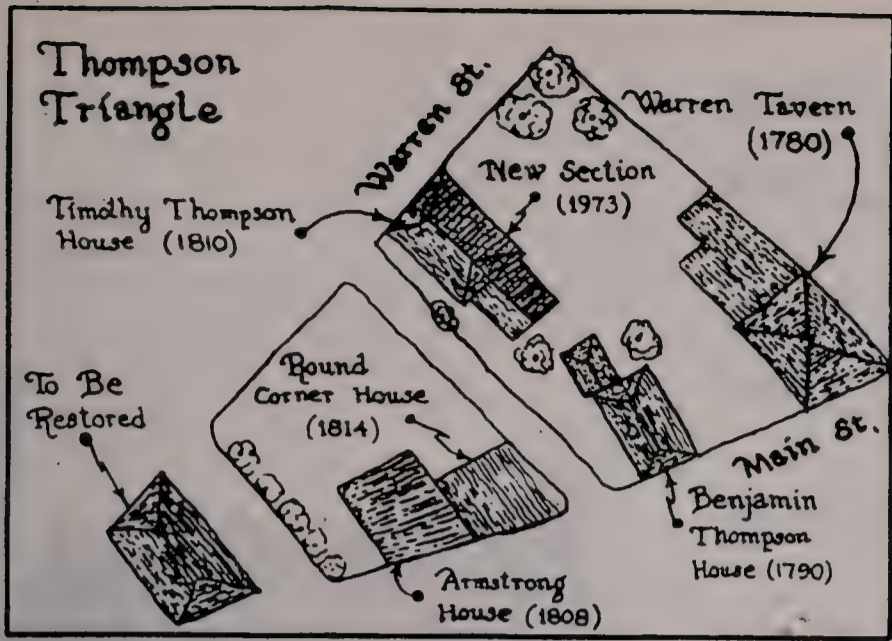
DURING RESTORATION OF The Benjamin Thompson House, Adams discovered that its internal layout had been switched around a couple of times. What was originally the back of the house was made into the front...when a one-storey commercial addition was added. At one point it was the living quarters, workshop and salesroom for a milliner, Sarah Colby, whose son Gardner would later leave his name on Colby College in Waterville, Maine.



Wooden corner quoins had to be entirely re-created. The dentils in the cornice are the only bits of the original exterior woodwork that remain.

ADAMS' BASIC PLAN was to restore the outside of the building as faithfully as possible to the original and maintain a practical integrity on the inside. As it turned out, only the dentils on the cornice were salvagable from the original woodwork.

ALTHOUGH THE NEW clapboards were considerably longer than the original, Adams was careful to reproduce the original spacing between boards. An expensive home such as the Benjamin Thompson



Warren Tavern now looks much as it did in the days when it was one of Paul Revere's favorite watering holes.

house would have less of the clapboards exposed ("distance to the weather") than would a less expensive structure. The Benjamin Thompson House has 3½ in. exposure, for example, while clapboards on the nearby Warren Tavern have 4 in. to the weather.

ADAMS REMOVED THE ONE-STORY ADDITION and gutted the inside. With the able detective work of David Arms, a Boston architect and student of the era, they reproduced plans of the house as it had originally stood. They found the original window casings and reproduced the frames from discards. Cuts from the original first floor staircase were still in the walls, and the style of the balustrade was duplicated from a section still standing on the third floor. While the house was structurally sound (a reinforced post-type construction), additional stability was provided by burying lally columns in the walls.

IN ONE ROOM WHERE A WALL WAS TORN DOWN, a kitchen replete with pots, pans and a fireplace was found. A newspaper with an editorial

by Samuel Adams was on the floor. Some of the doors dated to 1740, but from the remainder of the structure it was obvious they had been hand-me-downs from some other house. Even in 1780 everything didn't have to be brand new.

THE SHOWPIECE OF ADAMS' PROJECTS is the Warren Tavern, a hangout of Paul Revere's, which has been restored as a local tavern and restaurant. The Deacon Larkin House down Main Street a piece—close enough so that Revere could borrow his steed from Larkin for the big ride—has also been restored by Adams.

THE EXCITING ASPECT of the Thompson Triangle restoration is that it shows that an enlightened urban renewal agency can be persuaded to preserve—not bulldoze—and that restoration can also be good business!

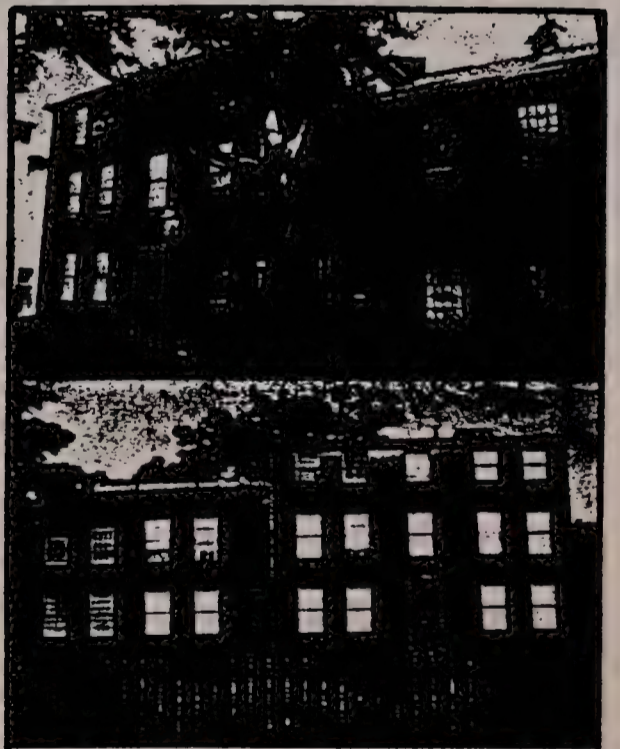
Humphrey O'Sullivan of New York and Boston is a free-lance writer specializing in travel, gracious living and health care.



Adams set window frames on his house 2 in. out from siding to achieve added visual impact.



Federal style doorway was re-created from clues that survived the numerous remodelings.



Top: Original sections of the Timothy Thompson House. Below: Section built in 1973 in Federal style.

Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911.

Charlestown Directories - 1834 - 1874

Boston Directories - Post 1875

"Middlesex Deeds - #116 - 378: 228, 481: 51, 521: 537, 1041: 586

"Charlestown Enterprise and Evening News" Feb 23, 1889, p1 "Time Turned Back, Inter-Reminiscences of Jacob Forster, a Valuable Citizen"

"Charlestown Enterprise" Spec-ed. 1893 50th Anniv. Bunker Hill Monument - "Charlestown Themes (check as many as applicable) Citizens, Past and Present" - page 44

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

struck a decidedly urban note and presaged the more extensive construction of masonry town houses in Charlestown during the mid 1840's - 1860's along Monument Sq., Chestnut St / Mt. Vernon St., High St., Baldwin St., Bunker Hill St. etc. These masonry rows are symbolic of a Charlestown that had become more closely linked to the outside world via the coming of the Fitchburg Railroad (183-) and the opening of the Free (Warren) Bridge in 1836. The old, pastoral Federal Period estates, such as the Dexter estate on Green St. began to be subdivided for both single family and row housing during the mid 1830's.

Architecturally #'s 112, 114, 116 Main St or "The Union Block" is a good example of a type of severely elegant Greek Revival row housing characterized by planar wall surfaces, crisp lines, granite and brownstone trimmings, handsome classical entrance enframements and tall, elegant 2nd floor windows with ornate cast iron banding. This group probably represents the work of an architect as well as masons, carpenters, etc. During the mid 1830's several

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Boston-based architects are known to have had Charlestown connections including Alexander Parris (1780 - 1852), Solomon Willard (1783 - 1861), Asher Benjamin (1773 - 1845) and Richard Bond. During the 1830's, Parris, architect of Boston's Quincy Market, was working as a civil engineer at the Charlestown Navy Yard and Solomon Willard, architect of the Bunker Hill Monument was providing the Bunker Hill Monument Assoc. with street plans for Monument Sq. and vicinity. Asher Benjamin may have been responsible for the Federal

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

"brickender" at 30 Union St (1815)*. Richard Bond was the architect of the granite and brick St. John's Episcopal Church (1841). Middlesex Deeds did not provide clues as to the identity of this block's mason and/or carpenter.

*Note: Asher Benjamin is known to have been involved in somewhat similar row house construction on Beacon Hill - more specifically West Cedar St., during the 1830's.

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown, Ma.	Form No:
Property Name: Union Block, 112-116 Main St.	

BOSTON LANDMARKS COMMISSION

Indicate each item on inventory form which is being continued below.

In any event, the Union Block was built in 1837 on what had been the old Catherine Bradish estate. The Bradish house, which was located on or near this site was "of wood and painted yellow. It was set back from Main St. and was surrounded by a garden with Lombardy poplar trees. In 1837, the Bradish estate was sold to Jacob Forster and Edward Lawrence. Forster, a commission merchant with an office on Long Wharf, Boston and Edward Lawrence, a prominent local furniture manufacturer and politician were among the original occupants of the Union Block.

Jacob Forster^{Jr.} (1803-1857) was the son of Jacob Forster of Berwick, Maine. His father settled in Charlestown in 1786. Jacob Forster Jr. was initially in partnership with George Thompson as a commercial merchant at Long Wharf, Boston. He was instrumental in the founding of several railroads including the Fitchburg R.R. and Massachusetts R.R. Jacob Forster moved to Dexter Row in 1846. Evidently Forster lived at #116 in the Union Block. prominent

Edward Lawrence (1810-1885) was a figure in mid-late 19thc. Charlestown's business and political circles. For many years he was linked with the Forster family via business partnership. Born in Harvard, Ma. June 21, 1810, he came to Charlestown in 1825 to work in the furniture manufacturing trade - the business was conducted by Jacob Forster, Sr. Lawrence was later associated with Jacob Forster's brother Charles in a furniture business located at the corner of Main and Union Sts. (across the street from the Union Block, housed in an old wooden building built for Jacob Forster Sr. in 1793). In 1833, the firm of Forster, Lawrence and Co. contracted for the labor of convicts at the State Prison, and, until the firm dissolved in 1856, it continued to carry on its manufacturing business largely in shops in the prison (now the site of Bunker Hill Community College, Austin St.).

In addition, Edward Lawrence was president of the Bunker Hill National Bank and took an active interest in public affairs - for many years he was one of the selectmen for the town. Edward Lawrence moved to 44 High St. in 1851.

During the mid 19th century, the Union Block, along with Dexter Row, was a "physicians Row" - these blocks with their resident physicians constituted an important Boston area medical center at Thompson Square. These physicians included ^{Dr.}William Mason at #114 (ca. early 1850's - ca. early 1880's), ^{Dr.}James McDonald at #116 (1868 - ca. 1880) and Thomas J. Broderick at #114 (ca. 1890's).

Edward C. Riddle, variously listed as auctioneer (1840's) and "Carriage Depository" (1870's) owned #112 from ca. 1840's - ca. 1880 and briefly owned #116 (1846-1848). From ca. 1840 until at least 1911, #112 was owned by ^{or} Margaret J. McCarthy, widow.



Union Block
112-116 Main St

UNION
BLOCK →
1910

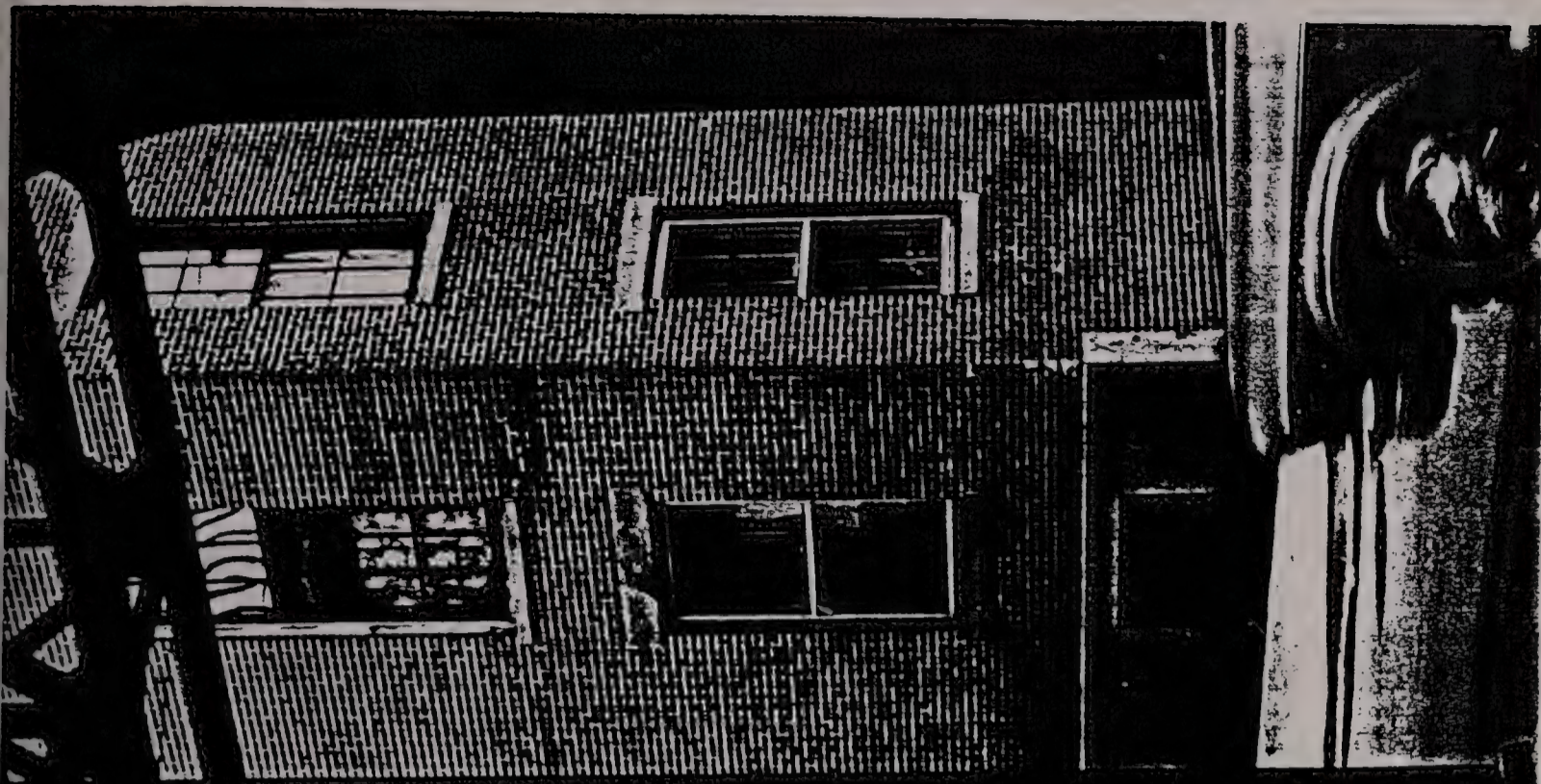


Wards

June 10, 1910

OSTONIAN
SOC





BOSTON REDEVELOPMENT AUTHORITY PHOTOGRAPH

By J. McDEVITT

112-116
Main St (1968)

Listed in the Town Hall
NR District

Bibliography - Maps - 1818, 1852
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911
 R. Mallory "Panoramic View From Bunk Hill Monument" - 1848
 A. I. A. Guide To Boston - Susan, Michael Southworth pgs - 367.
 Middlesex Deeds - 180:457, 306:21, 991:259 - #127
 Suffolk Deeds - 2926:233 - #127
 Middlesex Deeds - ? - #121, 123, Suffolk - 2603:403 - #121
 Moved; date if known

T. T. Sawyer - Old Charlestown - chapter on Cordis St.
 Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____
Agricultural	_____	Education	_____
Architectural	<u> x </u>	Exploration/ settlement	_____
The Arts	_____	Industry	_____
Commerce	<u> x </u>	Military	_____
Communication	<u> x </u>	Political	_____
Community/ development	<u> x </u>		



Significance (include explanation of themes checked above)

and the addition of a Mansardic third level. #'s 121, 123 has been traditionally dated by local historians to 1814. #121, 123 has significant local historical association with major early 19th c. Charlestown real estate speculator Capt. Joseph Cordis. #125, 127 Main St. has important historical associations with Samuel T. Armstrong. He was a prominent politician, serving as mayor of Boston and lieutenant governor of Massachusetts. He was also a publisher whose printing business was located in the ground floor, granite pier and lighted fronted Commercial space. The first meetings of the First Universal Society in Charlestown took place in a hall located in the upper floors of #121, 123. [Further research is needed to determine the date of the Armstrong Press's tenancy as well as the time frame of First Universal Society use of this building].

#125, 127 Main St.'s deed chronology reveals that John Phillips Jr. of Andover, Ma. sold this building to James Edmunds of Charlestown on December 21, 1808 for \$1,320.00. The Phillips/Edmunds deed mentions "the northwest corner of a brick store lately erected by said Edmunds on the premises." This deed also mentions a "passageway to be kept open forever". It was agreed that "said Edmunds will always have a common sized cellar door on the west corner of said passageway." [The Southworths refer to #125, 127 Main St first owner as John T. Edmunds, rather than James Edmunds ???]. In July 1831, William Clark Christy Charlestown "victualer" acquired #125, 127 from the Edmunds heirs via Isaac Sweetser "sailor". Christy Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) paid \$3,700.00 for this property. The Christy purchase encompassed #125, 127 as well as a parcel immediately behind this building, bordering Warren St. Christy's heirs sold #1 to Andrew Byrnes of Charlestown on March 14, 1867. In 1870, Byrnes is listed as "clothing, 42 Washington St., Boston, house 13 Union St." Evidently it was during the Byrnes ownership that

Bibliography and/or references

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown, Md.

Form No:

Property Name:

121, 123, 125, 127 - Main St.

Indicate each item on inventory form which is being continued below.

#125, 127 acquired a mansard roof. This building remained under 2nd owner family ownership until 1903 - at that time #125, 127 was purchased by a Mary J. Leen.

#121, 123 Main St. has been traditionally dated by local historians to 1814. Capt. Joseph Cordis is said to have been their building's first owner/occupant. Architecturally, #121, 123 is significant as a rare extant Charlestown example of an early 19th c. Federal style, mixed use structure. It is one of only two surviving examples in Charlestown of storefronts enframed by granite piers and lintels - this type of commercial space entertainment was very common in Boston during the first half of the 19th century. The pier or post and lintel system was a key feature of the so called "Boston Granite Style". Charlestown probably had many more examples of granite pier and lintel enframed storefronts in the area between City Square and the Navy Yard, along the waterfront (now an area of vacant lots and elevated highways). The 1800-1835 Middlesex Grantee index contained 10 or so entries for Capt. Joseph Cordis, but none of these deeds seemed to relate to #121, 123 Main St. [no less than 51 grantee listings for Capt. Cordis appear in the late 18th c. grantee listings]. Further research is needed to unravel the mystery of Cordis' ownership of #121, 123 Main St. Capt. Joseph Cordis owned considerable pasture lands on the southwest slope of Breed's Hill - he is perhaps best remembered as the developer of Cordis St. and adjacent house lots beginning in 1749.

During the mid 19th c. this building was owned by a family named Guild - a Lucy W. Guild owned #121, 123 Main St in 1875. Her heir, Robert B. Guild sold #121, 123 to Louisiana A. Gasset of Melrose Ma on May 2, 1899 - by that time Robert B. Guild was living in Omaha, Nebraska. Further research is needed to determine from whom Lucy W. Guild purchased #121, 123 (Middlesex Deed index didn't seem to provide clues).



Bibliography - Atlases - 1868, 1875, 1885, 1892, 1901, 1911

City of Boston Bldgs. Dept.

"Charlestown Enterprise" - Sept. 19, 1885; Nov 28, 1896, p. 1

Charlestown Enterprise - 50th Ann. of Bunker Hill Monument
- Spec. Ed. - biographical sketches.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Charlestown. It has significant historical associations with Charlestown/Boston shoe dealer Aaron Hook. This building represents the work of George W. Pope (Further research is needed on George W. Pope). #207-217 Main St was a product of what the Charlestown Enterprise called the "Big Building Boom" of the mid 1880's. This "building boom" resulted in the construction of "several creditable structures" financed by "shrewd investors" (local Charlestown citizens such as Aaron Hook). Aaron Hook's commercial/residential block at 207-217 Main St was described in a "Charlestown Enterprise" article dated September 19, 1885 as "one of the most noticeable structures now in the course of erection is that which presents such a bold and uncompromising front on Main St. owned by Aaron Hook, a well known citizen of the district and one of Boston's most prominent boot and shoe dealers". #207-217 Main St. was further described as "a brick block of three

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

buildings, practically one, each of which has a frontage of 22'5" and a depth of 34' with a wooden ell 15' x 30'. The block has a total frontage of nearly 68', is four stories high. and is arranged for three stories with dwellings overhead. It is now nearing completion and when finished will be creditable to the owner and the district. The builder is George W. Pope." In addition to 207-217 Main St., Hook's development encompassed the
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Queen Anne, multi-family housing at 68, 70 Hathorn Sq. This building is described as "a three story wooden building and ell with bay windows, having a frontage of 20' on the Square and a total depth of 71'. It is estimated by those who claim to be expert at such matters that Mr. Hook's enterprise represents fully \$23,000.00".

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown

Form No:

Property Name: 207-217 Main St.
Aaron Hooker Block

Indicate each item on inventory form which is being continued below.

The 1868 Atlas shows a large brick building on this site with an extensive L-shaped rear ell. Itathon Sq. appears on the 1868 Atlas labeled Main St. Ct. In a Charlestown Enterprise article dated Nov 28, 1896 (p. 1), entitled "On the North Side, Pen Picture of Main St from Walker St. to the Harvard Church", it is noted that "where Aaron Hook's brick block is now situated was a brick house, the home of Thomas Hooper, a very well known and respected citizen. Newell Hunting resided there for many years. A long time ago in the basement was S. M. Cutler's dry goods store. Both the 1875 and 1885 Charlestown Atlases show this site labeled "Thomas Hooper estate".

Aaron Hook was a prominent mid-late 19th century Charlestown shoe dealer. Born in Chichester, N. H. on June 3, 1825, he was the son of Levitt and Sarah Prescott Hook. Aaron Hooker initially worked as a farmer, turning to the mason's trade in 1843. He worked as an apprentice mason in Concord, N. H. during the mid 1840's. In 1848 he came to Boston and found employment in a shoe store as a salesman. During the early 1850's, he opened his own shoe store on Hanover St., Boston. In 1873 he moved to a larger store at the corner of Hanover and Washington Sts. His sons were given control of the business in 1887. In 1886 he opened a similar store in Charlestown - evidently ^{located} in #207-217 Main St. In 1889 he was back in Boston with a shop at 734 Washington Street. After a time, he returned to Charlestown and "with his two sons-in-law purchased the store of the late M. Clarence Hall on Main St." For many years Aaron Hook resided at 47 Chestnut St., Charlestown, see Form. Hook's heirs owned #207-217 Main St. until at least 1911.

207-217 Main St.



Bibliography: Maps--1818, 1883, 1839, 1848, 1851
 Atlases--1875, 1885, 1892, 1901
 Middlesex Deeds--901:247, 661:465, 591:258, 551:458, 171:11, 158:316, 154:90,
 152:379, 124:218
 "Souvenir of Charlestown and Bunker Hill Monument," published by the Bunker
 Moved; date if known Hill Times, Charlestown, Ma., 1843-1893.
 Old Charlestown by Timothy T. Sawyer (1902)

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Oliver Holden or James Bolter. On Jan. 16, 1797 Oliver Holdon sold "one house and land" for \$3400 to Giles Richard, merchant. It is difficult to determine if this rate involves the present house or earlier building(s). Oliver Holden played a major role in the development of the area bounded by Elm School, Main, Sullivan and Bunker Hill Sts. Born in Pepperell, Ma. 9/18/1765, he was a carpenter and joiner by trade. He settled in Charlestown in 1789. Sawyer notes that Holdon was "very enterprising and at once after his arrival commenced the purchase of lots of land and the erection of buildings." Holdon's Federal mansion was located on the site of the present Holdon School on Pearl St. In addition Holdon was a state legislator, preacher, composer of religious music and the author of several books on music. He died in Charlestown on Sept. 4, 1844. Between the late 1790's and 1806, this property passed through a number of hands (causing one to wonder if something as substantial as the present house was extant during this period) Owners during these years included David Greene, Wm. Larkin, merchant, Boston, Nathaniel J. Cunningham, Charlestown merchant, Wilkes Barber of Lunenburg and Isaiah and Ebenezer Andrews of Boston, booksellers. On Feb. 10, 1806 James Bolter of Boston, housewright purchased this property for \$2,800.00. The possibility remains that Bolten may have constructed this house between February and November 1806--on 18 Nov. 1806 Bolter sold this property for \$2,600.00 to Shadrach Shattuck, of Charlestown, brickmaker--the lots boundaries are listed as 35' southwesterly on Main St., northwesterly on a new street 90', northeasterly on a passageway 30'6" and southeasterly 90' on land of Isaac Wetherbee.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Shadrach Shattuck, brickmaker, may have been involved in the house's construction. Shattucks owned this house until the early 1860's. (Probate records of August 1829 indicate that Shadrach Shattuck bequeathed this house to his daughter, Eliza Scott.) Later owners included Paschal Fiske, John McCloud, stone dealer (1861-1864, Post-1864, respectively).

This house is a survivor from the earliest phase of Salem Hill's residential development. The system of streets between Elm and Walker Sts. was set out c. 1790-1818. The construction of a Baptist Church, at the corner of Pearl and High Sts. in 1801 is indicative of the growing population in what had been a rural fringe area of the more densely settled area closer to Boston. The completion of the Middlesex Canal in 1803

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

(southern terminus at Charlestown Neck) and the construction of the state prison at nearby Prison Point in 1804-1805 encouraged residential development in this area (mostly substantial, detached Wood and Masonry Federal houses, e.g. 100 High St., 2,4 Salem St., etc.).

Bibliography--Maps: 1775, 1818, 1833, 1839, 1848, 1851

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1834-1874

Middlesex Deeds

Boston's Streets, 1910-Boston St. Commissioner

Moved; date if known A Century of Town Life, A History of Charlestown, MA. 1888--James F. Hunnewell

Old Charlestown--Timothy T. Sawyer, 1902

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

is a Greek Revival rowhouse with handsome granite posts and lintels. A multi-panel, metal ori spans fls.2-3 w/paired and pedimented attic dormers. #260 is difficult to categorize stylistically--it is a large brick commercial/residential block with cast iron piers and lintels on the ground fl. Planar surfaces are pierced by standard-size windows w/rock faced brownstone sills and lintels.

This group is difficult to date via deeds as buildings have been located on or near this site since at least the 1770's (see Bunker Hill Battle Map, M.H.S.). The 1875 Atlas indicates that #250 was owned by George P. Kettell. He had an apothecary shop on the ground floor and lived in the rear ell of this bldg. (#1 Phipps St.). #258 was evidently the rectory of the Trinity Methodist Episcopal Church. (Trinity M.E. Church, presently in an altered state, stands on High St. opposite the entrance to Elm St.) #260's land was owned by a John H. Clapp. Middlesex Deeds (751:357), directories and local histories indicate that these lots were part of the Phipp's family's landholdings. Sawyer notes that "The Phipps family is an old or in the town and much of interest might be written about it. The name appears in several instances among the founders and original members of the Harvard Church and Joseph Phipps Jr. (resident of Southside of Main St.) was one of its first deacons. Evidently #256 was owned by Nancy Winchester, daughter of Benjamin Phipps. She was the founder of the Winchester Home for Aged Women which was located on Eden St. Nancy Winchester bequeathed \$10,000 to this institution. (The Winchester Home was initially housed in Jas. K. Frothingham's wooden house--in 1872-1873 "a picturesque building was erected on adjacent land. It was a 2-story bldg. with a high red brick basement, a so-called French roof "with another good story, and a

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

flattened, pyramidal roof to accent the centre". The architect was S.J.F. Thayer, and the whole cost about \$45,000.00. Nancy Winchester and husband(?) Mark Winchester operated a fancy goods shop, and shoe making concern in the storefront of #258 by at least 1856. Church was located on High St., opposite the entrance to Elm St. (still extant but altered) During the mid-1860's George P. Kettel acquired #254 from Charles H. Phipps for \$4,000.00 (1132:84). Charles Phipps, in turn, purchased this property from George W. Phipps for \$700.00. At that time this property was described as "being a part of the land and a part of the mansion house of Solomon Phipps Sr. The c.1865 substantial leap in price from \$900.00

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

to \$4,000.00 suggests a c.1865 construction date for this building. (Check 1132:84 for date). George Kettel operated an apothecary shop in the ground floor of this building during the 1860's and 1870's. #260 was built in 1891 and was owned in 1901 by T.A. O'Brien. Phipps St. is a very old street, going back to at least the mid-18th c. and was originally known as Phipps Lane--this thoroughfare was evidently set out to link Main St. with the Phipps St. Burial Ground. Phipps St. was evidently more formally laid out in October of 1839. Main St. dates back to the 17th c. In 1714 it was called Market St. and Main St. by 1769. It was

254, 258, 260 Main St.

altered and straightened from the corner of Water St. nearly to the Neck or Causeway in 1780. By the 1770's, a group of houses constituting "Mill Village" was located near the junction of Main, Mill and Eden Sts. The completion of the Middlesex Canal in 1803 spurred further building construction activity in the Mill St./Main St. area--most notably the Bunker Hill Tavern (completed 1827) which stood (with several stables) at the intersection of Canal (later Essex) and Main Sts. Boston Public Works Dept. photographs of early 20th c. Main St. indicate that it was once lined with c.1840's-1860's wood frame and masonry commercial blocks representing the Greek Revival, Italianate styles. 1960's urban renewal evidently was responsible for the demolition of many of these buildings.



PHIPPS ST.





Bibliography _ Maps: 1818, 1833, 1839, 1848, 1851
Atlases: 1875, 1885, 1892, 1901

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	xx	Education
Architectural	_____	Exploration/ settlement
The Arts	_____	Industry
Commerce	_____	Military
Communication	_____	Political
Community/ development	xx	



Significance (include explanation of themes checked above)

of Moses B. Hall, sold #265 Main St's lot to a Charlotte M. Long. This lot is described in the deed as lot 3 on a "Plan of the land late of Solomon Phipps, Jr., deceased, drawn by J. Herbert Shed, 1856. The Phipps-Long deed stipulates that "the buildings that may be erected on this and on lots #1 and 2 shall adjoin each other on the Main St and be not less than 3-stories high, the block to be uniform and alike in height and in each story thereof and the style and shape of the roof, the materials of said building shall be brick, stone or iron, uniformly alike in style and materials on the outside thereof and the land and buildings are not to be used for any purpose not respectable or that may be deemed a nuisance." The resulting design for this structure is an unusually sophisticated one for architecturally conservative mid 19th c. Charlestown. Its main facade provides both a sense of a single block tied together horizontally by regimental rows of cornice headed and arched windows and, yet, can be read as three separate buildings via the pairs of dormers which are centered over each 3-bay segment. In any event, Solomon G. Phipps et al retained ownership of 269-71 Main St. until at least the mid 1870's. Phipps is listed as a dry goods merchant, 292 Main St, house 199 Main St in 1852. By 1858 he is listed as living in this block (then #282 Main St., 267 by 1870)-directories make no mention of a dry goods store here. Solomon Phipps' heirs owned 265, 269 until at least 1901. William B. Long is listed as "lumber", boards]0 Mystic St. in 1856. By 1858 he was listed as a clerk at Smith and Hopkins lumber dealership 144 Commercial, Boston and 183 Medford St., Charlestown. By 1858, Long is first listed as living in 265-271 Main St-at that time #278 Main St. By 1870 he is listed as Customs House, Boston, house 263 Main St. By 1874 he had a tailor's shop in #265 Main St and continued to

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

live at #263 Main St (apparently above the shop). Long owned #265 Main St. until c. 1880. Moses B. Hall was perhaps this block's best known occupant- for many years he operated a grocery store at 271 Main St. He was the son of James and Sarah Sargent Hall, born in Lynn, Ma. April, 1817. He attended schools of Lynn until 1827 when he came to Charlestown. His father owned a silk dyeing house at the corner of Main and Auburn Sts. Moses B. Hall worked for his father until age 27-at that time he opened his own grocery store. At age 26 he married Susan C. Phepps of Charlestown (the daughter of (?) of Solomon G. Phepps co-owner of this block). Hall operated a grocery store in this block from c. 1856-1891. For many years Hall and her

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

family resided in the portion of this block numbered 1 Salem St. By 1895, Hall's widow lived at 79 Bartlett St.-an Arthur S. Hall owned this property in 1901.

This commercial/residential block reflects the mid 19th c. prosperity of Charlestown.

Note: By 1930 commercial tenants in this building included-Neighborhood Kitchen Supplies-265, Abraham Tilken Shoes-269 and Bobby's Dress Shop-#271.

ENGINEERING DEPT. - MAIN ST. RUBIN WICKS DEPT. BOSTON CITY HALL UNDER
265, 267, 271 MAIN ST.



271

267

265

THE BOSTON TEA HOUSE



Bibliography - Maps: 1775, 1818, 1833, 1839, 1848, 1851
 Atlases: 1875, 1885, 1892, 1901
 Charlestown Directories: 1834-1874
 Boston Directories: Post 1875
 Middlesex Deeds: 531:271, 571:351
 Suffolk Deeds: 2161:538
 Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

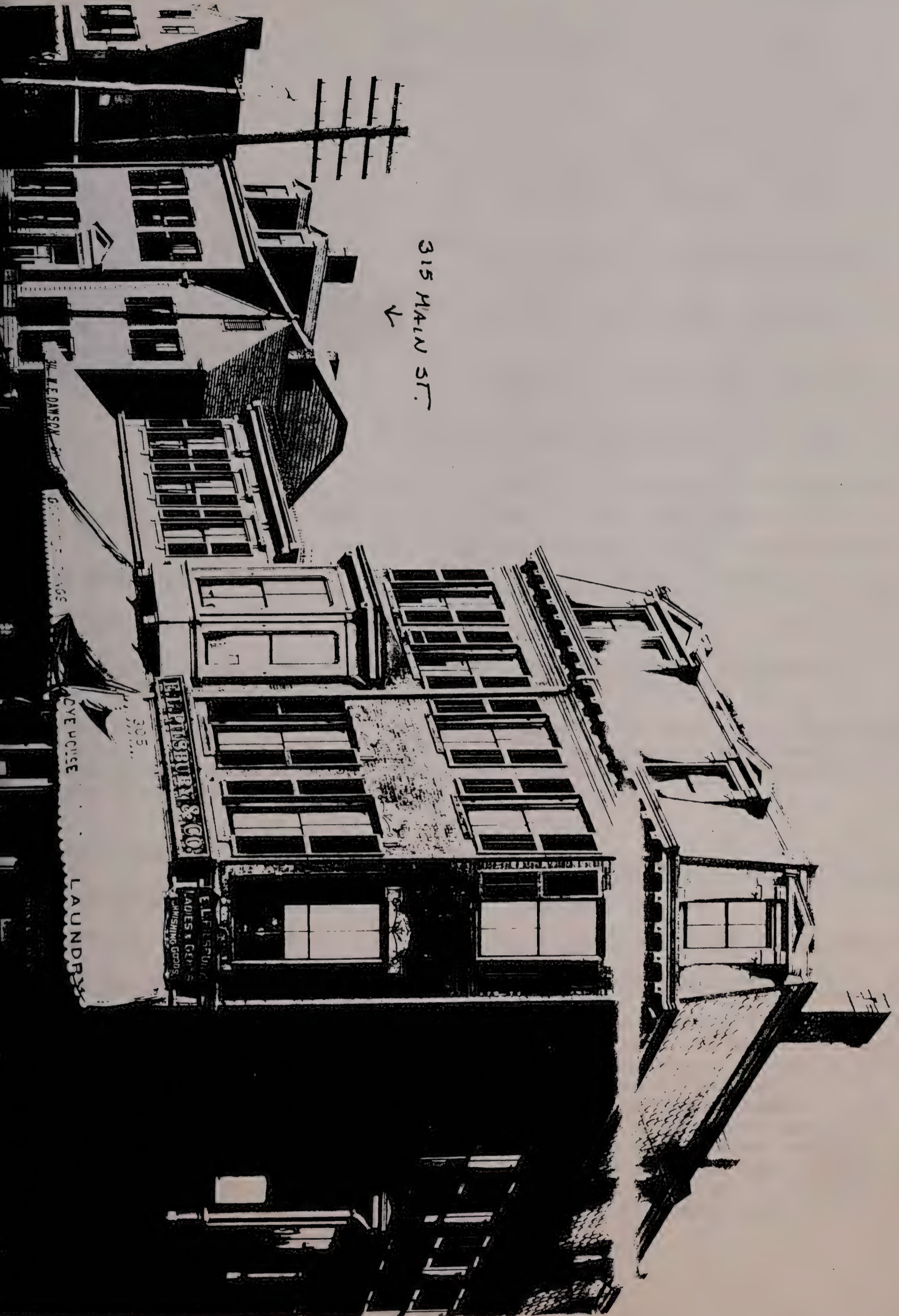
house until at least the mid 1870's. His heirs sold it to Charles Slack, "officer, Suffolk County jail," in November, 1983.

Main St is a very old road that dates to the 17th century. Maps showing Charlestown at the time of the battle of Bunker Hill in 1775 indicates that structures were scattered along Main St's entire length--with a node of houses at "Mill Village" [at and near the junction of Main, Mill and Eden Sts.] The completion of the Middlesex Canal at Charlestown Neck in 1803 and the construction of the State Prison in the vicinity of what is now Bunker Hill Community College, encouraged development along Main St during the early 1800's. During the 1840's Charlestown experienced a building boom inextricably bound to the waves of Europeans--particularly the Irish--who settled in Boston and vicinity. Note: Benj. Phipps, grantor of #3]5's lot to John Perkins, was born in Charlestown on Oct. 18, 1797 and died April 7, 1878. He was apprenticed to John Frothingham as a carriage trimmer and harness maker and later succeeded to Mr. Frothingham's business. He was one of the founders and first treasurer of the Winchester Home for Aged Women. He was an alderman of the city of Charlestown during the years 1850, 1855, 1856, 1857.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

E. side of MAIN ST. N. of Franklin St (to Walker St) Feb 14, 1900. Dept. of Public Works - Boston City Hall





Bibliography - Maps: 1818, 1833, 1839, 1848, 1851
 Atlases: 1875, 1885, 1892, 1901
 Charlestown Directories: 1850's-74

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

Charlestown. Weston and Mason are first listed as partners in a painting business in 1852. At that time both men lived at 1 Crystal Place. (see Form on Crystal Pl.) and worked as "painters". By the early 1860's Weston and Mason are listed as "painters and glaziers" living next door to each other at 218 and 216 Bunker Hill St., respectively. Apparently Weston and Mason dissolved their partnership c. 1863. By 1864, Weston is listed as Secretary and Agent, Overseers of the Poor. By 1880, Weston worked as "visitor for the Overseers of the Poor," Charity Building, Chardon St., Boston. Weston is listed at 274 Bunker Hill St. in 1890 but does not appear in the 1895 Directory. Rufus Mason continued in the painting/building business after the demise of Weston and Mason-he worked with his son, George, under the name Rufus Mason and Son from c. early 1864-early 1870's. During the early 1870's, Mason's listed next door to David B. Weston. In any event, #360-368 Main St's lots appear on an Alexander Wadsworth plan dated March 20, 1855 and were erected between March-December 1855. On Dec. 18, 1855 (Middlesex Deed 731:80) Weston and Mason sold #364's Main St's, lot and "the buildings thereon" to Franklin Hopkins for \$7,000.00. Hopkins, in turn, sold #364 to Franklin L. Tappan for \$5,000.00 on November 2, 1860 (841:305). Tappan operated a clothing store at Union, corner Blackstone Block in Boston, during the 1850's and 1860's. Prior to purchasing #364 he lived at 29 Mt. Vernon St., Boston. #364 remained in the Tappan family until at least the early 1900's. This group's owners in 1875 included Henry Upham, treasurer of Lowe Price Co., 23 Water St., Boston-#360 (he purchased #360 from William Fosdick in 1866); an M. Howard, occ. unlisted-#362; O.F. Raymond, broker, 48 Main-#366

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

from the Sarah Colby Est. June 15, 1865, 192:496); at 368 Main St. By 1901, this group's owners included Bridget Roth at #360 -Jeremiah McCarthy at #362, Franklin L. Tappan still at #364, Julia H. Raymond at #366 and Mary Fontaine at #368.

Note I: Other examples of Weston and Mason's work includes :19-35 Russell St (Italianate wood frame row, c. 1857), Poolton Place rowhouse (wood, c. 1861-62), 2-4 Mason Ct (wood-c. 1860-61), 7-19 Wall St (wood Italianate row-c. 1857), Forest Place row (wood, 1859-1860) and Crystal Pl.-1849-1851 (Greek Revival, wood frame, 1849-51).

Note II: #368 Main St. was for many years the home of prominent Charlestown grocer, real estate speculator, Samuel D. Sawin and was the boyhood home of prominent Charlestown physician

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Charles D. Sawin, M.D. Samuel D. Sawin was born in Stow, Ma. Feb. 2, 1835. He came to Charlestown in 1853 and was employed for a short time by the Fitchburg Railroad. Soon after he found occupation with the firm of F.O. and J.T. Ried, grocers. He was a member of the Common Council for two years and was a member of the Board of Aldermen for one year, and a member of the legislature for three years. For many years, he was a member of the Overseers, of the Poor and Bunker Hill Lodge, I.O.O.F. S.D. Sawin died on July 27, 1890. By 1901 a Mary Fontaine lived at #368. Other owners in 1901 included: Bridget Roth-#360, Jeremiah McCarthy-#362, Franklin L. Tappan-#364, Julia A. Raymond-#366.

W. Side of Main opp. Need St - Public Works Boston City Hall





374/376 Main St.

ADDRESS (also 372, 378, 380 Main St.) COR. _____

NAME _____ Armory

present original

No. _____ SUB AREA Main St.--
Rutherford Ave.

c. 1835 stylistic
source

ARCHITECT _____
source

OWNER Thomas Greenleaf?
source

Middlesex Canal Co. (?)
original present

MAPS C-town

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 374/376 Main St. is a double "brick ender" house (7 stretcher bricks rows to one header brick row), with 6-bay main facade. Basement faced w/ granite blocks. Replacement stairs lead to paired entrances w/neo-colonial replacement enframements. #374 retains original inner vestibule sidelights and 3-pane transom. Brick-end wall gables culminate in linked chimneys. (Chimneys have been truncated on south gable. 372, 378, 380 Main St. are 3-bay side hall plan Greek Revival houses all are altered in terms of facing

EXTERIOR ALTERATION minor moderate drastic materials.

CONDITION good fair poor LOT AREA 372=1800 278=1470, 380=1800
374=2100 sq. feet
376=2205

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Built c.1835, #374/376 Main St. is the centerpiece of a rare surviving Main St. Charlestown group of four detached Greek Revival wood frame houses. It is one of the very few "brick ender" double houses in the survey area. Possessing a distinctive, boxey rectangular form with 6-bay main facade and paired entrance this house's brick end wall culminates in a pair of linked chimneys. This house's historical significance lies in its associations with the Middlesex Canal and

(Map)



Bibliography: Maps--1818, 1833, 1889, 1848, 1851

Atlases--1875, 1885, 1892, 1901

Charlestown Directories

The Old Middlesex Canal--Mary Stetson Charles

The Middlesex Canal--Lewis M. Lawrence

Moved; date if known _____

Hayden Library, MIT, 1942

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

Canal-employees Richard Frothingham and Thomas Greenleaf. 374/376 Main St. is a rare Boston area Middlesex Canal related structure. In addition the ^{our} fam^{ily} house's of #374/376's immediate group have historical association with ^{Charlestown} Boston's mid-19th c. building trades, including: Henry T. Burr, lumber dealer, Thomas Greenleaf, locktender/carpenter, William B. Frost, carpenter, and Charles C. Woodbury, ^(later trader) carpenter (at #'s 372, 376, 378 and 380, respectively). #374/376 Main St. occupies part of a 2-5 acre parcel of land purchased by the Middlesex Canal Co. in 1803 (area included Mill St., Canal St. and Main St.). The 27 mile Middlesex Canal linked Boston with the Merrimack Valley. The Canal's southern terminus was the Charlestown Mill Pond (now Rutherford Ave. and vicinity). 374/376 Main St. appear on "a Plan of Middlesex Canal property in Charlestown" dated August 1844. #374/376 appear labeled Frothingham and Greenleaf (along with a rectangular "shop" to the northeast (site of 380). To the South of 374/376 was the Bunker Hill Tavern, large stable and three sheds (1827). In addition the lock tenders house was located in the center of the triangle bordered by Canal St., Mill St. and the Mill Pond. Evidently Richard Frothingham lived at 374 in 1844--born in 1812, Richard Frothingham was educated in Charlestown schools and at age 18 was clerk with a merchant on Long Wharf. In 1833 he worked for John Doggett and Co. the well-known dealers in carpets and furniture at Cornhill. In April 1834 he entered the office of the Middlesex Canal Co. where he remained a clerk, agent and later treasurer until about 1860, when the affairs of the co. were terminated. He was an editor and columnist for the Boston Post during the 1840s/50s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

He was a representative to the State Legislature for five years, and in 1853 was a member of the Mass Constitutional Convention and was mayor of the city for three years from 1851 to 1853. Frothingham died on Jan. 29, 1880.

The 1844 plan shows #376 Main St. as labeled "Greenleaf". Evidently this was Thomas Greenleaf, lock tender and carpenter. He was the lock tender at Lock #3 (Malden Rd. Lock), Charlestown Neck. This was the starting point for towing houses during the early years of the canal. Greenleaf was responsible for a number of houses in the Eden-Baldwin St. section of Charlestown (including 38 and 39 Mead St.).

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

The other houses in this group date to c.1845 and represent dwellings built during the initial phase of the Main, Essex and Mill St. area's development. For many years Henry T. Burr lived at 372 Main St. (beginning c.1842)--he was a lumber dealer. He is listed here as late as 1891. During the mid-1870's Charles H. Bigelow owned #374/376. He was the Supt. of the Mystic Water Works (in 1866 he listed as a carpenter). William N. Frost carpenter, lived at 378 during the 1850's. C. Woodbury, carpenter, is listed as this house's owner in 1875.

Middlesex Canal-related
↓
374, 376

372; 374/376; 378, 380 Main st.

ADDRESS _____ COR. _____

NAME _____
present original

lo. _____ SUB AREA _____

source

TECT _____
source

DER _____
source

OWNER _____
original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) _____

NO. OF STORIES (1st to cornice) _____ plus _____

ROOF _____ cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (con.'d on reverse)

(Map)



ADDRESS 397, 399 Main St. COR. Auburn St.

NAME present original

Bunker Hill, South Slope:
Eden-Baldwin Sts.

MAP No. 29N-12E SUB AREA

DATE April-November 1859 Middlesex Deeds
source

ARCHITECT
source

BUILDER Charles W. Wellington deeds
source

OWNER
original present

PHOTOGRAPHS C-town - 5-1/3-86

TYPE (residential) single (2 unit) double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

NO. OF flat cupola --- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) (stone granite trim) concrete iron/steel/alum.

BRIEF DESCRIPTION Two red brick, granite trimmed row houses with low granite basements and front steps, flat entrance bays an basement-3rd fl. octagonal bays. Deep bracketed wooden door hoods. Windows contain 1/1 replacement sash. Lintels composed of 2 rows of header bricks. Main facades culminate in bracketed cornices.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 397-1200
399-1200 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) Architecturally, #397, 399 Main St. is of interest as early Boston area examples of octagonal-front row houses. The flat front row house was the dominant row house type in Charlestown during the last half of the 19th c. The bow front, popular in the South End during the 1850's and 1860's, was rarely built in Charlestown during this time. The octagonal front was also relatively rare in Charlestown and did not win widespread favor in the Boston area. Until the 1870's, #397, 399 were built with octagonal fronts as early as 1859. #399 was the home of leading New England match manufacturer. E.G. Byam. #397, 399 Main St. were originally part of a 4-unit row and the interior

Bibliography - Maps: 1818, 1833, 1839, 1848, 1851

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories - 1834-1874

Middlesex Deeds "Souvenir of Charlestown", published by the Bunker Hill Times, 1893.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	xx	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

stairs, floorint, etc. represent the work of C. W. Wellington, carpenter. He was active in Charlestown building trades from c. 1845-c. 1875. He is first listed in the Charlestown Directories in 1845-occupation: carpenter, no address listed. By 1852, he lived at 2 Irving Place- he is listed as a carpenter at this address until the mid 1860's. By 1868, his business was located at 6 Mill St-by this time he was a resident of Cambridge. In 1874, he worked at "rear, 151 Medford." Other examples of Wellington's work includes: 5-15 Auburn St (very similar to 397, 399 Main), 1-3 Auburn St, 17-21 Auburn St, and 46-60 Baldwin St. On April 16, 1859 C.W. Wellington paid James Hall of Charlestown, silk dyer \$3,349.00 for #397-399's lots. (Middlesex Deeds 811:90). Buildings occupied this lot by November 1859-at that time Wellington sold #399's lote to Henry Upham, ecitor and publisher (see Middlesex Deeds 821:366). Upham sold #399's lot and the buildings thereon to Isaac L. Miles of Chelsea, merchant \$2,000 on May 9, 1860. Later owners of #399 included Eunice Maria Adams of Roxbury (1860's) and Samuel D. Sawin (late 1860's). By 1870, Ezekial G. Byam, match manufacturers and L.E. Dewolf, merchant tailor, 265 Main (see form 265-271 Main St.) owned #371 and 397 respectively. Ezekiel G. Byam was the son of "the pioneer of match manufacturers," E.G. Byam, Sr. E.G. Byam, Jr. was born in South Chelmsford, Ma., August 29, 1828. His father was the senior partner of Byam, Carlton and Co. Byam Sr. made matches in 1835 and 1836 and was the first to obtain a right for manufacture of the American friction matches. At that time, a bunch containing only 104 matches, was sold for .25. He eventually succeeded in reducing the price to less than one cent for more than 300. E.G. Byam, Jr. entered his father's

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

business c. 1840 and moved to Charlestown in 1849. He became a member of the firm of Byam, Carlton & Co. in 1872. He sold out to the Diamond Match Co. in 1880. He retired from business in 1889. He was also director of the National Security Bank and also of several other corporations. For 14 years, he lived on the corner of Main and Auburn Sts, later moving to No. 5 Monument Square where he lived for 19 years. In December 1891, he left Charlestown for Bay state Road, Back Bay, Boston, "where he has a beautiful residence." E.G. Byam, Jr. was a member of the Bunker Hill Baptist Society and Massachusetts Charitable Mechanic Association.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

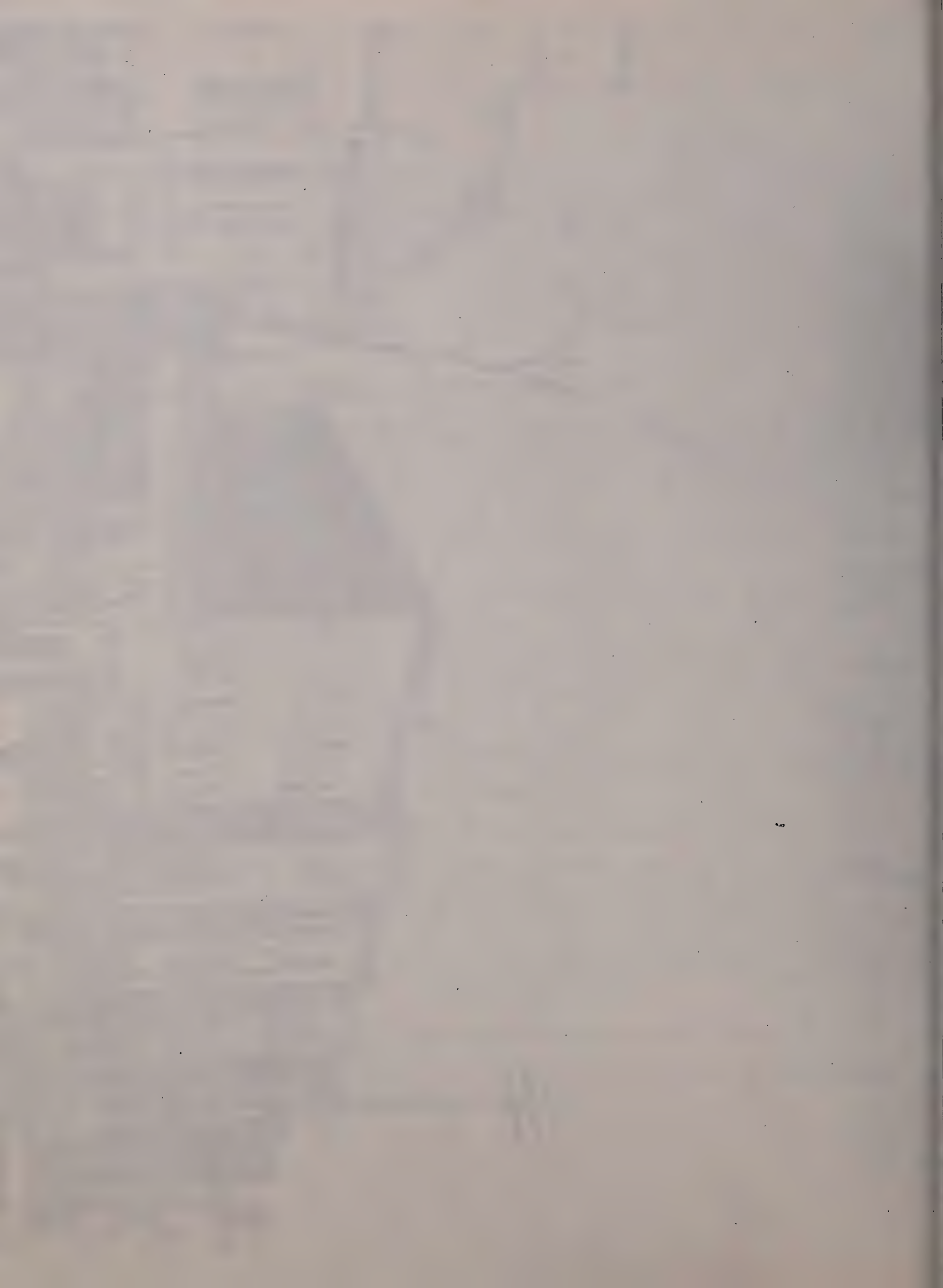
By 1885 #397 was owned by A.P. Holbrook, while a C. Sullivan owned #399. By 1901 Margaret F. McCall owned #397 and Catherine E. Sullivan owned #399.

2. 1100 of Main St. N. 1010 of Oak St. Mar. 11, 1900



397, 399 MAIN ST.

LAUNDRY



Bibliography - Atlases: 1875, 1885, 1892, 1901
Charlestown Directories: 1834-1874
Boston Directories: post 1875
Middlesex Deeds: 1051:79

Moved; date if known _____

Themes (check as many as applicable)

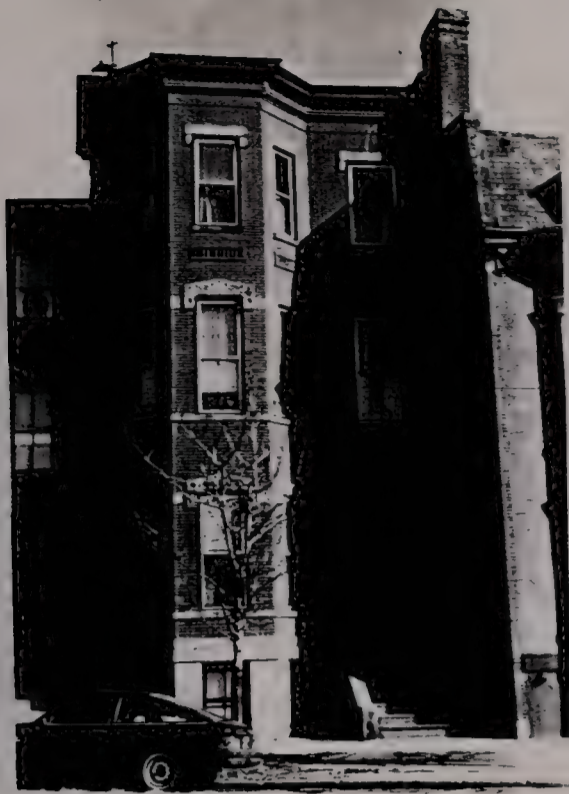
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

Bridge purchased these lots at public auction on May 31, 1865. These lots had been part of the estate of James Hall, silk dyer. Hall operated Hall's Dye House-deeds locate this dye house at the corner of Auburn and Main St (possibly #401-405's site). Bridge paid \$4,307.72 for this land. He held on to #401 as a house of his own and sold #405 to Louisa J. Fowler on 1, January 1869 (1051:79) for \$9,500.00. Louisa J. Fowler's husband, James L. Fowler was a pilot with his work located at Lewis wharf, Boston. By 1875, Fowler is listed as living in Somerville. The Bridge-Fowler deed describes #405 as "being a third house in a block of three from Mt. Auburn St." #403 was purchased from Bridge by Jonathan P. Loring on November 29, 1867 (1011:477). Loring's work is listed as "Ladies and Gents Furnishing Goods, 12 Tremont Row during the early 1870's. Bridge's heirs retained ownership of #401 until at least the early 1900's. #403 was owned by Jonathan Loring from November 1867 until at least the mid 1870's. By 1901 an Emma L. Coleman owned #403. James L. Fowler owned #405 from January 1869 until at least the mid 1870's. By 1901 a Eugene D. Brocke owned #405 Main St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 407 Main St COR. Between Auburn & Albion

NAME present original Bunker Hill, South Slope

MAP No. 29N-12E SUB AREA Eden St-Baldwin St

DATE c. 1876-1884 source _____

ARCHITECT _____ source _____

BUILDER _____ source _____

OWNER Edward T. Noble original present

PHOTOGRAPHS C-town - 3.6/5.86

TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential) _____

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola --- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) (sand stone trim) concrete iron/steel/alum.

BRIEF DESCRIPTION 3-story brick townhouse w/octagonal and flat entrance bays. Sandstone trim and facing on basement. High sandstone stairway or stoop leads to main entrance w/original multipanel double doors w/transcom. Entrance surmounted by pedimented and console bracketed sandstone door hood w/incisized, Eastlaskan decoration. These decorative treatments are echoed on window linte.s Brick work is of interest w/panels containing angled brick work between fls. 2 & 3. Also well-crafted brick work cornice w/angled bricks.

EXTERIOR ALTERATION (minor) moderate drastic _____

CONDITION (good) fair poor _____ LOT AREA 2140 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Key component in one of the last intact mid. 19th c. streetscapes along Main St. between School St and Baldwin St.

(Map)

SIGNIFICANCE (cont'd on reverse) Architecturally, #407 Main St is a handsome, relatively sophisticated example of c. late 1870's early 1880's Charlestown row housing. With its sandstone trim, incisized Eastlaskan decoration and above all, its tall octagonal bay, this town house marks as decided departure from the more subdued surface treatments of flat front Charlestown row houses of the 1850's and 1860's. At first glance, this house appears to have been built in concert w/#401-405 Main St, but Atlases indicate (along w/considerations of form and elements) indicates that 407 Main St dates to c. 1874-1884, while # 401-405 dates to the late 1860's. #407

Bibliography - Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1870's-early 1900's

Note: Middlesex deeds would not shed any light on a construction date since Noble evidently owned #407's lot for some years before its construction.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>xx</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>xx</u>				

Significance (include explanation of themes checked above)

Main St's lot appears vacant on the 1875 atlas of Charlestown and is labeled E.T. Nobel (occ. unlisted). This house appears on the 1885 Charlestown atlas and is labeled Edward T. Noble. #407 MainSt was owned by Noble until at least the early 1900's.

Main St is an ancient thoroughfare which dates back to the 17th century. It is difficult to visually determine the various stages of Main St's development between School St and Sullivan Square because so much of Main St's pre-1900 housing stock has vanished due to urban renewal, neglect, etc.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 417,419,421 Main St COR. Albion Place

NAME _____

present original

Bunker Hill, South Slope

MAP No. 29N-11E SUB AREA EdenSt-Baldwin St

DEED No. C-1871-1872 Middlesex Deeds

source

ARCHITECT _____

source

BUILDER John B. Lord Deeds

source

OWNER _____

original present

PHOTOGRAPHS C-town -3-5/3.86



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola --- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) stone --- concrete iron/steel/alum.

BRIEF DESCRIPTION Trio of handsome Italianate red brick row houses. Main facades characterized by flat entrance bay and 3-story plus basement octagonal bays. Recessed, pannelled entrances, short flights of granite stairs lead to double front doors. Deep, bracketed door hoods. Simple sills, lintels w/incized Eastlakin designs on #'s 419,421-lintels on #417 reworked w/header bricks. Dentil-like brick work cornice below bracketed (cast iron?) cornices.

EXTERIOR ALTERATION (minor) moderate drastic lintels reworked on #417

CONDITION (good) fair poor _____ LOT AREA 417=1680
419=1507 sq. feet
421=1335

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse). Architecturally, this trio of red brick Italianate row houses is significant as one of the very few groups of octagonal bay townhouses in Charlestown. The flat front is the most prevalent type of Charlestown row houses. This group exemplifies a c. 1870's-early 1880's-predilection in Boston area row house design for hard edges and incized Eastlakin floral motifs for window lintels. It is one of the few groups of row houses still extant on Main St. #417, 419 and 421 Main St date to c. 1871-1872. Although no buildings are mentioned in #421's Middlesex deed of July 20, 1872 (1221:

Bibliography

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx _____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx _____				

Significance (include explanation of themes checked above)

565). The purchase price of \$7,462.12 suggests that a house was already extant on this lot. At that time Joseph Hunnewell sold this property John B. Lord, Joseph E. Bray and James M. Andrews. John B. Lord operated John B. Lord and Company (Benjamin R. Wentworth), contractors. He was active in Charlestown building trades from c. 1885-1890's. In 1856 Lord is listed as boarding at Irving Place. By 1870 he was a partner in Simonds and Lord, carpenters, 416 Main St (Nathaniel G. Simonds) and he was also involved in Dix and Simonds real estate, 310 Main St. During the early 1870's Lord lived at 32 Auburn St. By 1875 he was the head of John B. Lord & Co., Carpenters. Interestingly, his work is listed as "Futniture," 414 Main St, in 1880. By 1890 he is again listed as a carpenter at 416 Main St, house 62 Berkeley St. Lord owned #421 Main St during the 1870's. In addition to Lord at #421, owners of this group in 1875 included Levi G. Dodge, apothecary, 536 Main St Charlestown and real estate tycoon Francis Hannewell (Congress Bldg, 4 Post Office Square, Boston, house at Brookline) owned #419 as an investment property-as well as two dwellings to the rear of #419. By 1901 this group's owners included Mary E. Boynton-417, Thomas B. Morrill-419 and Luther W. Morrill-421 Main St. Thomas B. and Luther W. Morrill were partners in Blinn, Morrill and Co. (J.F. Blinn), teamsters, 6 Chatham row and 113 Franklin St. Apparently Luther W. Morrill was also associated with a restaurant at 15 Market St, Charlestown.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Side of Main, near of Albion Pl. MAR 9, 1900 Public Works Dept. Boston City Hall
417, 419, 421 MAIN ST.



Plan of Land
in

62

CHARLESTOWN

owned by

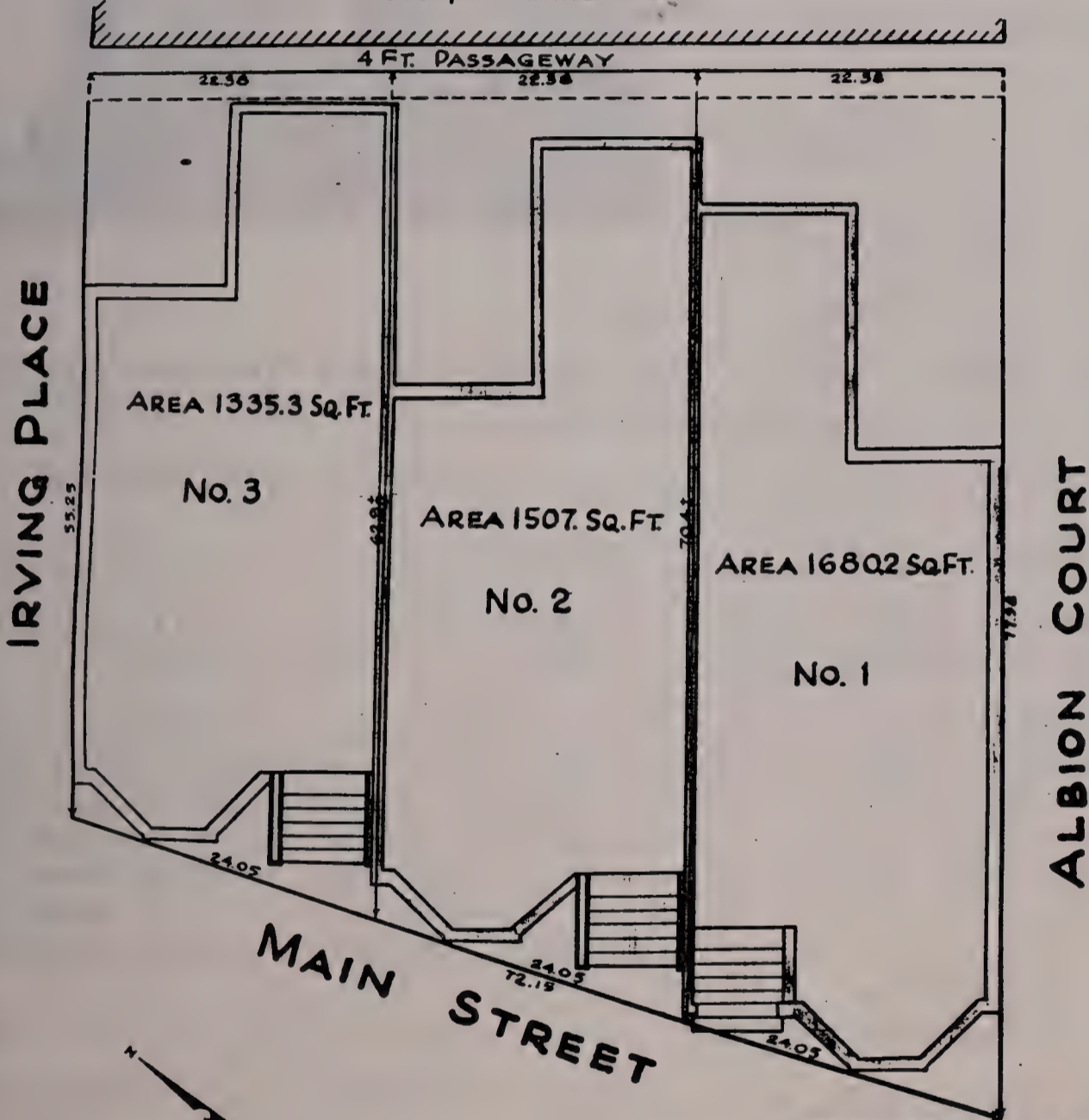
J. B. Lord, J. E. Bray & Others

Scale 6 ft. to an inch July 8th 1872

C. A. Pearson Surveyor
25 City Square

(Original on file)
(Scale of this plan: 1 in. = 10 ft.)

Joseph Hunnewell



Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.

Copy of Plan

Recorded July 20 1872 at 12.45 m. P. M.
In Plan Book 20 B. Plan 62

Attest *Albert R. Kuthheim* Register

417, 419, 421 Main St.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
LABORATORY OF ORGANIC CHEMISTRY
CHICAGO, ILLINOIS



Yield: 85%
mp: 120-125°C
lit. mp: 120-125°C

Bibliography - Maps: 1818, 1833, 1839, 1848, 1851
 Atlases: 1875, 1885, 1892, 1901
 Charlestown Directories: 1859's-70's
 Middlesex Deeds

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	xx	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	xx				

Significance (include explanation of themes checked above)

from the planarly of planar Greek Revival surfaces.

#443, 445 Main St. dates to c. 1859 on January 2, 1860 John Galvin paid Sarah Hovey, widow of Solomon Hovey, \$6,750.00 for these lots and "the buildings thereon." The Hovey-Galvin deed (821:219). indicates that this land had been owned by Solomon Hovey since the early 19th c. By May, 1866 John Galvin of Roxbury sold #445 to Ephraim Stone and Luther Pollard for \$5,000.00 (941:558). Pollard sold #445 to Almira Ditson, wife of Solomon J. Ditson of Somerville for \$3,900.00 on 2 Sept. 1867. Ditson was a candle mould maker, (1866) and later a partner in Simonds and Ditson's Grocery Store at 190 Chelsea St, Charlestown, 1875. John T. Sawin purchased #443 Main St at some point between 1865-1875. In 1866 he is listed as a milkman at 3 Lyndeboro, Charlestown. By 1875, he is listed at #443 Main St. The owners of #443 and 445 in 1895 were John T. Sawin and a C. Summers, respectively. By 1901, Agnes Burks owned #443 and F. J. Lerner et al owned #445.

Preservation Consideration (accessibility, re-use for public use and enjoyment, protection, utilities)

Bibliography and/or references (such as local history records, early maps, etc.)





143, 1445
MAIN ST





ADDRESS 540 Main St. COR. at Sullivan Sq.

NAME Cauley Hall
present original

MAP No. 30N-11E SUB AREA Charleswotn Neck/
Sullivan Sq.

DATE c.1892-1901 Atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER John H. Cauley
original present

PHOTOGRAPHS C-town - 11. 3 | 6 . 86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) commercial building

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF flat cupola -- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Handsome Renaissance Revival commercial block. Formally finished on Main t. facade only. Gound fl. reworked w/modern stone, glass, metal treatments--still intact storefront's entablature and egg and dart modlings (cast stone). Upper fls. characterized by four round arch vertical bays spanning fls. 2, 3, defined vertically by five Doric pilasters. Double windows between pilasters exhibit wide store lintels. Beneath 3rd fl. enter windows are two stone plaques which read "Cauley" "Hall." The third floor's arches

EXTERIOR ALTERATION minor moderate drastic ground fl. reworked, sash missing from
3rd fl. arches, cornice is missing.

CONDITION good fair poor LOT AREA 5770 sq. feet

NOTEWORTHY SITE CHARACTERISTICS At the present time, 6/86, a masonry northern addition with facades sympathetic to Cauley Hall design, is under construction.

re enclosed by metal infill panels and are accented by acanthus console key stones. In the spandrels on either side of the arches are recessed brickwork panels. The pilasters "support" a stone string course. Above the string course are four oculus windows (oculus windows appeared on side wall also). Bldgs. cornice is missing. It is enclosed by a flat roof.

SIGNIFICANCE (cont'd on reverse)

Cauley Hall is a remnant of old Sullivan Square. Almost completely obliterated by elevated railroad construction/demolition, highway construction and urban renewal, Sullivan Square was an important Boston area transportation/industrial/commercial center at the turn of the century. Cauley Hall provided a physical link with this important chapter in Sullivan Square's history. Built c. late 1890's, Cauley Hall was constructed for John H.

Bibliography: Atlases: 1892, 1901, 1911
 Boston Directories - late 19th c./early 20th c.
 Bostonian Soc. photo file
 Public Works Dept., Boston City Hall photo file
 Boston Bldgs. Dept. (Bldg. permit information is evident on microfilm)
 Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u> x </u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> x </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u> x </u>	Military	_____	Transportation	<u> x </u>
Communication	_____	Political	_____		
Community/ development	<u> x </u>				

Note: This bldg. currently houses "Local 25 Teamsters"

Significance (include explanation of themes checked above)

Cauley, liquor dealer and resident of nearby Baldwin St. Although this building retains a high percentage of its original design and elements, an early 20th c. photograph provides clues to its original appearance. No longer visible is its original rusticated stone facade w/three display windows and round arch entrance w/engaged columns and high relief floral/vegetal decoration. The c. 1901 photo shows storefront signs reading: J.H. Cauley & Co. and "Wine and Liquors." Other missing original features include the 3rd fl. window arches' oculus and fan light sash and the dentilated, modillion block cornice. Cauley's Hall was evidently built in anticipation of elevated railway-related patronage. Cauley's liquor store was also near Van Nostrand Brewery--a brewery had been located at Alford St. and Arlington Ave. as early as 1821. The "Main Line El," later the orange line, was begun in 1899 and was constructed by the Boston Elevated Railway at a cost of 20.3 million dollars. In June of 1901 the first three car electric train completed its 4.9 mile run from Sullivan Sq. station to Dudley St., Roxbury in 21 minutes. The Sullivan Sq. station was built in 1901 as a terminal station. Twenty years later it had become a "through station." An early 20th c. photo shows Cauley Hall with a large painted advertisement on its north wall which reads "The National Soda Cracker. Uneda Biscuit." Further research is needed on this building's original owner, architect, builder.

Preservation Considerations
 for public use and e

Bibliography and/or
 records, early maps,



ADDRESS 544-548 Main St COR. at Sullivan Sq

NAME _____ Cauley Hall
present original

MAP No. _____ SUB AREA Charlestown Neck / Sullivan Sq.

DATE 1895/1896 "Charlestown Enterprise"
source Sept 19, 1896

(Photo)

ARCHITECT — ? —
source

BUILDER Burnham and Davis - builders
James M. Andrews - "fittings and wood work, including floors"
source

OWNER John Cauley
original present

PHOTOGRAPHS CT-

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Commercial / offices / hall

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trimmings concrete iron/steel/alum.

BRIEF DESCRIPTION Large, well-designed Commercial / office / hall block - Romanesque / Classical Revival style. Ground floor treatments completely altered via modern treatments. Cornice area also changed.

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 5770 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Face Art Deco Schrafft's building - side addition built 1986/1987.

SIGNIFICANCE (cont'd on reverse)
(See continuation sheet)

(Map)

Bibliography

Atlases - 1885, 1892, 1901, 1911

* "Charlestown Enterprise" - sept 19, 1896 p.1.

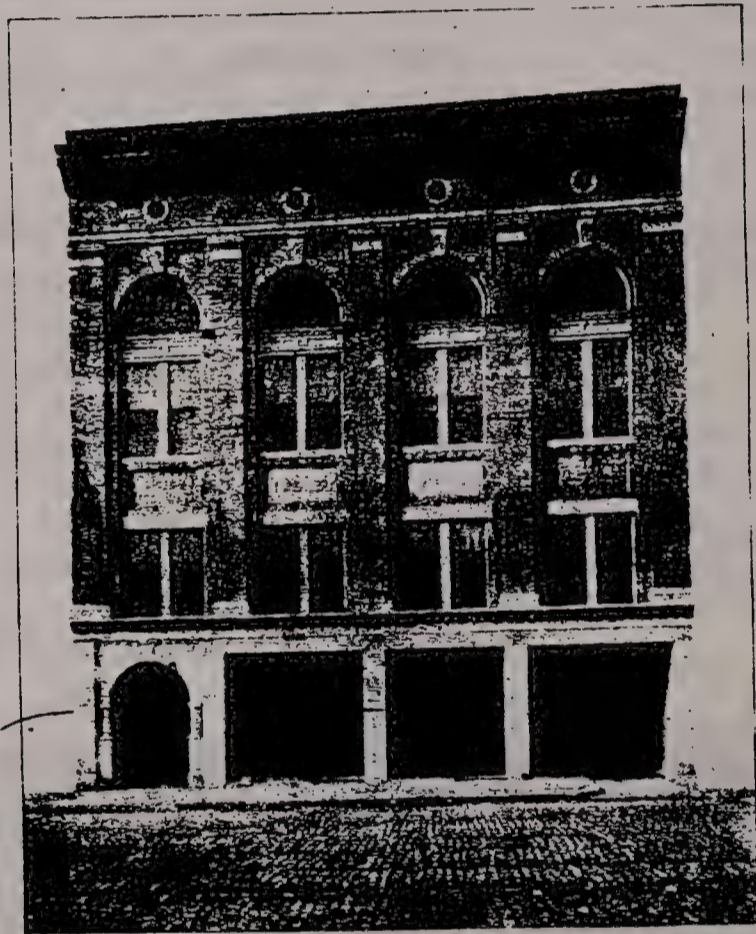
"Boston Directories" - 1890's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>X</u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>X</u>	Military	_____	Transportation	<u>X</u>
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)



Preservation Consideration
for public use and enjoyment

capacity

From "Charlestown Enterprise"
Sept 19, 1896.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

INVENTORY FORM CONTINUATION SHEET

BOSTON LANDMARKS COMMISSION

Community:

Charlestown, Ma.

Form No:

Property Name: Cauley Hall
544-548 Main St.

Indicate each item on inventory form which is being continued below.

Additional information on Cauley Hall, 544-548 Main St., based on "Charlestown Enterprise" article dated Sept. 19, 1896, - article entitled "New Cauley Hall". p. 1

Cauley Hall was developed by John H. Cauley, a well known businessman, ca. 1895/1896. From ca. 1884-1896 he carried on his liquor business, under the name of Cauley Brothers in a 4-story structure located at 552-554 Main St. Cauley Hall was dedicated in Sept. 1896. At the time of its dedication, it was reported that the ground floor contained "space for an extremely large and well appointed double hall and a commodious entrance to the hall, banquet rooms, lodge room and offices on the floors above". The second floor contained two spacious offices in the front and a banquet or lodge room. In addition, separate "retiring rooms" with all modern conveniences and a cloak room were located on the second floor. The third floor was devoted entirely to Cauley Hall which was (is?) 60' wide, 90' deep and 25' high. At the rear end of Cauley Hall was "a finely appointed concert stage with flood lights, curtain and side rooms. The floor of the hall is exquisitely laid in hardwood, matched and as smooth as glass. The hall is enhanced in appearance by a simple yet artistic and harmonious style of decorations, supplemented by a perfect system of gas and electric lighting with many vari-colored globes and a series of large french plate mirrors arranged about its sides that multiply the pleasant and artistic ensemble. Steam heat is supplied throughout the entire building." This building's foundation and masonry walls were constructed by Burnham and Davis of 170 1/2 St., Boston.

E. P. Burnham resided at 25 Park St., Newton. George H. Davis was a resident of 20 Arthur St., Winter Hill, Somerville. Burnham and Davis are credited with building the women's dormitory at Tufts College, the Refectory Building erected for the City of Boston at Franklin Park and the Masonic Building at Newton. James M. Andrews and Son, 172 Broadway, East Somerville, were responsible for the "fittings or woodwork" of this building. Cauley Hall was noted for the exceptional quality of its wooden floors. James M. Andrews had been, for many years, employed by ^{the} leading mid 19th century charleston contractors Page and Littlefield. Cauley Hall was among Andrews' early projects - in 1892 he went out on his own with his son Horace Andrews, a junior member.

Cauley Hall is significant as a remnant of the once flourishing late 19th century commercial district at Sullivan Square. It was built less than 10 years before the coming of the elevated commuter railway.

From Collections of the Bostonian Society



City Sq. Charlestown, N.Y. from Elev. R.R. structure

Sept. 22. 1890

* 2849

50111



St. Charles from Waverly House

SEP-22-1894

From Collections of the Bostonian Society



Bibliography: Maps: 1818, 1833, 1839, 1843, 1851

Atlases: 1875, 1885, 1892, 1901, 1911

The Old Middlesex Canal, Mary Statson Clarke, 1974; Lawrence M. Lewis, "The Middlesex Canal," mimeographed typescript, Hayden Library, MIT (Boston, 1942);

"Middlesex Canal Heritage Park Feasibility Study" prepared by: Metropolitan Area Planning Council, Northern Middlesex Area Commission, 1980.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	x
Communication	_____	Political	_____		
Community/ development	x				

Significance (include explanation of themes checked above)

During the mid-late 19th c. he owned numerous properties in Charlestown. Further research is needed to untangle #651, 653's Raymond-related deed chain. [Raymond also owned property on Essex St., another Middlesex Canal associated area.] The tavern segment of this building was added c. 1890's. This house is similar in form and style to the Middlesex Canal-related double house at 374, 376 Main St. (although the Main St. house is a "brick ender," while the house's end wall gables ^{were} are clapboard clad). The 1818 map indicates that the Middlesex Canal was located to the north of this house's site. To the west of this house was the Main St./ Winter Hill Road/Medford Turnpike crossroads. Further research is needed to determine if this house was built to house a locktender or toll collector for the Medford turnpike. In any event, 651, 653 Main St. is one of the oldest structures extant in the Sullivan Square, dating to at least the 1840's and probably predates the c. mid 1840's Greek Revival houses on Brighton St. (see Forms on 4, 6, 28 Brighton St.). Variousy called Charlestown Neck or "Neck Village" in the late 18th-early 19th c., this area encompasses the northwestern section of Charlestown from roughly Albio Pl./Baldwin St. to the Somerville line. "The Neck" refers to the narrow isthmus linking the Charlestown peninsula with Somerville, etc.

It is interesting to note that this house was just to the south of an accommodation bridge over the Middlesex Canal, at Dorrance St. Overtime, Charlestown Neck/Sullivan Sq. has been a major transportation center with intensive industrial/residential development during the last half of the 19th century. Its taverns and commercial concerns have served stagecoach, canal boat, railroad, elevated subway travellers. Even before Charlestown Bridge (1786), "The Neck" was a busy center because of the convergence of several important

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

highways from the interior to Boston. Charlestown Neck/Mill Pond was the southern terminus of the Middlesex Canal. This 27-mile canal connected Boston with the Merrimack River Valley (and ultimately, Concord N.H.). The canal increased commercial activity considerably at "the Neck" with the great flat bottomed freight boats and lighter packet boats passing through this area. Richard Sullivan Sr. and Richard Sullivan Jr. played key roles in the development of this area. Born in Groton, Ma. in 1779, Richard Sullivan Sr. was the fourth son of Middlesex Canal Co. President James Sullivan (later Governor of Mass., 1807). Evidently, Richard Sullivan Sr. Was introduced to Charlestown real estate speculation via

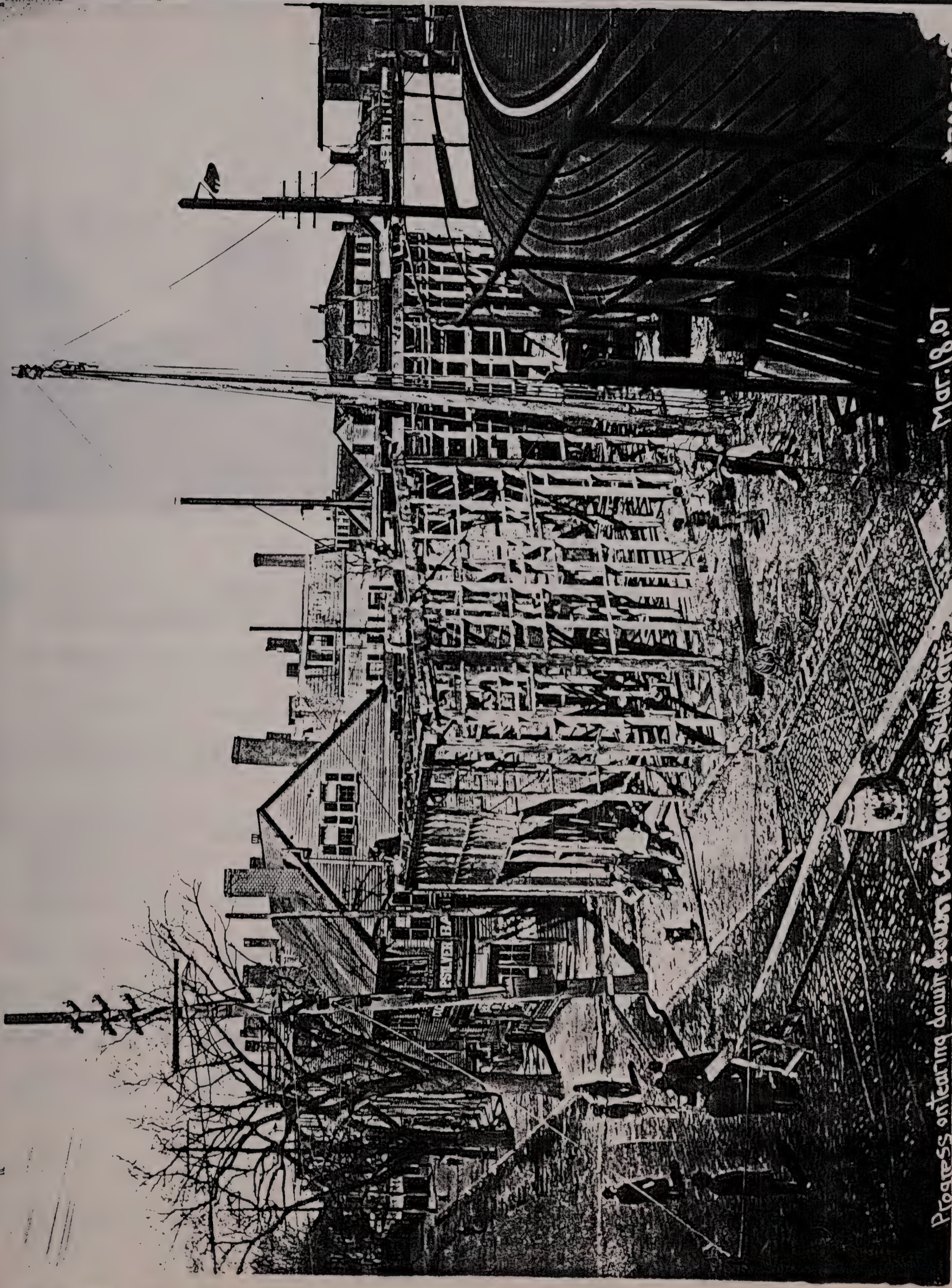
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

his father James Sullivan. By 1818, Sullivan had established a tavern at Sullivan Square and owned much of what is now the Brighton St.-Perkins St.-Parker St. area. By 1827 Richard Sr. was a co-partner in the canal-related Boston and Concord Boating Co. The introduction of the Boston and Lowell Railroad to Charlestown in 1833 provided a faster means of freight transportation that the canal could not match. By 1843, Caleb Eddy, agent of the corporation noted "the year that road [Lowell Railroad] went into full operation, the receipts

of the canal were reduced one third: When the Nashua and Lowell went into operation they were reduced another third. Over time Sullivan Square evolved as the Neck's commercial center with an ornamental common or public park at its center (obliterated by the elevated railroad early 1900's). Above-ground Middlesex Canal-related features have not survived at Charlestown Neck.

The Canal passed under Bridge No. 2 at Main St. just east of Sullivan Square, and then under Bridge No. 3 on the road to Malden Bridge, now Alford Avenue. A little further, and about 600 feet from the second lock, was the Malden Road Lock, Lock No. 3 and a small basin. This was the starting point for towing horses during the early years of the canal. Landing No. 2 was at the basin and wharf near the Malden Road Lock. Just beyond this lock, at Dorrance St., was an accommodation bridge, probably No. 4. Lewis M. Lawrence mentions that a "35 x 18', 2-story, dwelling house was erected by the side of the canal between the second and third locks. At the southeast end of this house was a building measuring 26' x 16'. The west end of the house was on Malden Road and served as a public house for boatmen. The Middlesex Canal was in operation from 1803-1853 and represented a high technology transportation system that made a significant contribution to the economy of the region. Maintenance problems, climate and above all, competition from the Boston and Lowell Railroad (beginning in 1833) were factors in the eventual dissolution of the canal.

After the Civil War the area on the north side of Main St./Sullivan Sq. emerged as a mixed use area of modestly scaled c. 1840's-1880's woodframe houses and industrial manufacturing complexes. As early as 1853 the Charlestown Gas Light Co. (est. 1840) built the large circular holder (now one half its original size) and three buildings at Arlington Ave., off Dorrance St. Enterprises such as Coddington and Osgood's (later Osgood and Hart) iron foundry, Davidson Rubber Co., Silar Burbank and Son's varnish factory were organized at Charlestown Neck during the 1860's and 1870's. (All found on Temple St., 50 Brighton St. and 80 Alford St., respectively.) "The Canal District" at Charlestown Neck was further transformed by the coming of the Main Line El (later the orange line) in 1901 with a large terminal station and extensive tracks erected over a considerable area. The elevated train's arrival encouraged the development of new commercial buildings such as Cauley Hall at 548 Main St. (c. late 1890's). Today, much of the canal district has been obliterated by urban renewal and the removal of the Main Line El. The Main Line El linked Charlestown with Dudley Station in Roxbury (and later Forest Hills, Jamaica Plain).



Progress on tearing down down Cothouse Sullivan

Mar. 18. 07

2997

His Mystic Tavern Wldy - Main + Downer St? Port - Sea
March 18, 1907

Joanne London

ADDRESS Main St. COR. Alford St.

NAME William F. Schraffts and Sons
present original

MAP No. 30N-11E SUB AREA Charlestown Neck/
Sullivan Sq.

1925-1928 Oral Stone, Industries of Mass.
source

LOCKWOOD GREENE AND CO., INC.
ARCHITECT Engineers stone
source

DESIGNER Wm. E. Schrafft
George F. Schrafft
original present

PHOTOGRAPHS C-town - 11. 6/



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Industrial/offices

NO. OF STORIES (1st to cornice) 7 plus 10-story clock tower

NO. OF flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Large Art Deco/Tapestry brick factory/office bldg. Essentially rectangular plan 7-stories w/10-story crenallated clock tower. Walls faced w/brick, tile, limestone, reinforced concrete. Lower floors faced w/limestone. Floors 3-4 feature limestones and brickwork banding. Vertical emphasis provided by brickwork piers. Beneath windows are rectangular tile-faced panels currently undergoing renovation.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 680,700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Massive clock tower visible from much of surrounding area. Athletic fields Mystic River to rear.

SIGNIFICANCE (cont'd on reverse)

The Wm. F. Schrafft and Sons Corporation Building is a well-designed Art-Deco industrial plant. Measuring 480'x200', its massive 160' clock tower is the most visible landmark in the Charlestown Neck/Sullivan Square area.

(Map)

Bibliography--Atlases: 1875, 1885, 1892, 1901

Ora L. Stone--Industries of Mass.

Peter Stott, A Guide to the Industrial Archeology of Eastern, Ma.

(Cambridge: MIT Press, forthcoming)

Suffolk Deeds

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>X</u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	<u>X</u>
The Arts	_____	Industry	<u>X</u>	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Ora L. Stone called this building at the time of its completion in 1928 "a temple of industry and a real and lasting contribution to the development of the confectionary industry in America." Designed by Lockwood Greene and Co. Inc., Engineers, this building has significant historical associations with W.F. Schrafft and Sons Corp., a nationally known candy manufacturer. As early as 1861, Wm. F. Schrafft, a native of Germany began the manufacture of pure gum arabic drops, chocolate vanilla creams and hard candies. These candies were much in demand by soldiers during the Civil War. By 1895 this company was located at 11 Elm Street, Boston in "a four story brick building, each floor being 25x90 feet in dimensions, the upper stories being used for manufacturing purposes." At that time 600 pounds of candy was manufactured daily, employing a staff of 16. Wm. E. and Geo. F. Schrafft, the two sons of the founder were taken into the firm as partners and the management of the business was given to them. The expanding Schrafft candy business required the purchase of a large parcel of land in Charlestown, adjacent to the Charlestown Bridge and Mystic River. On August 8, 1908, Edmund D. Codman and Joseph B. Russell sold a lot of land containing about 20,986 sq. ft. to Wm. E. Schrafft and Geo. F. Schrafft of Somerville. This deed (Suffolk 3557: 525) mentions "the new seven story and basement building now completed thereon."

The 1875 Atlas indicates that much of this site was underwater--owners of land along the waterfront and close to Main St. on this site included Nathan and A.W. Tufts, Chester Guild and Son (including a tannery) and the S.W. Fuller Co.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

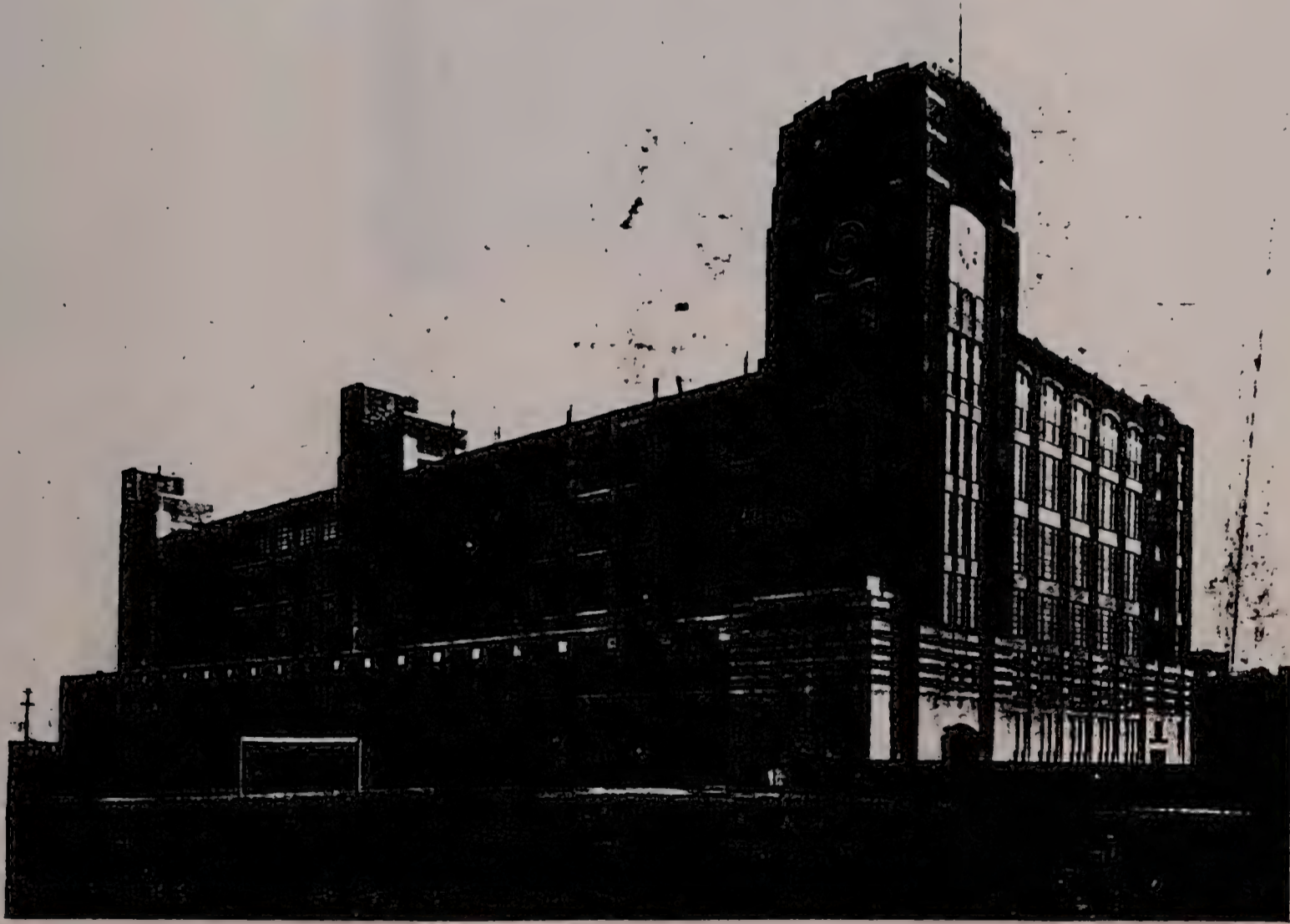
By 1885 the portion of this site closest to Main St. was occupied by six buildings, seven sheds, with a rail spur to the rear. The 1892 and 1901 Atlases indicate that this lumber trade was conducted on this property.

The first Schraffts building completed on this site (ca. 1908) was a fraction of the size of the current complex and was constructed of brick and stone facing materials. The present Schraffts building was built in 1925-1928. The factory contains over 16 acres of floor space and was the largest confectionery plant in the country engaged in producing fine-quality candy. The plan is entirely self-contained. In

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

addition to complete candy-making equipment, it contains cold-storage rooms, a box and printing shop, dining and recreation rooms, and the offices of the company. An adjoining power plant was equipped with two oil-fired steam turbine engine generators, and five refrigeration compressors, each driven by a direct-connected turbine. According to Peter Stott, much of the factory's original manufacturing equipment was still in use in 1980, resulting in competitive disadvantages for Schraffts in the industry. In 1981, the factory was sold to the American Safety Razor Company, and a substantial modernization program began.

AMERICAN COMMERCIAL BUILDINGS OF TODAY



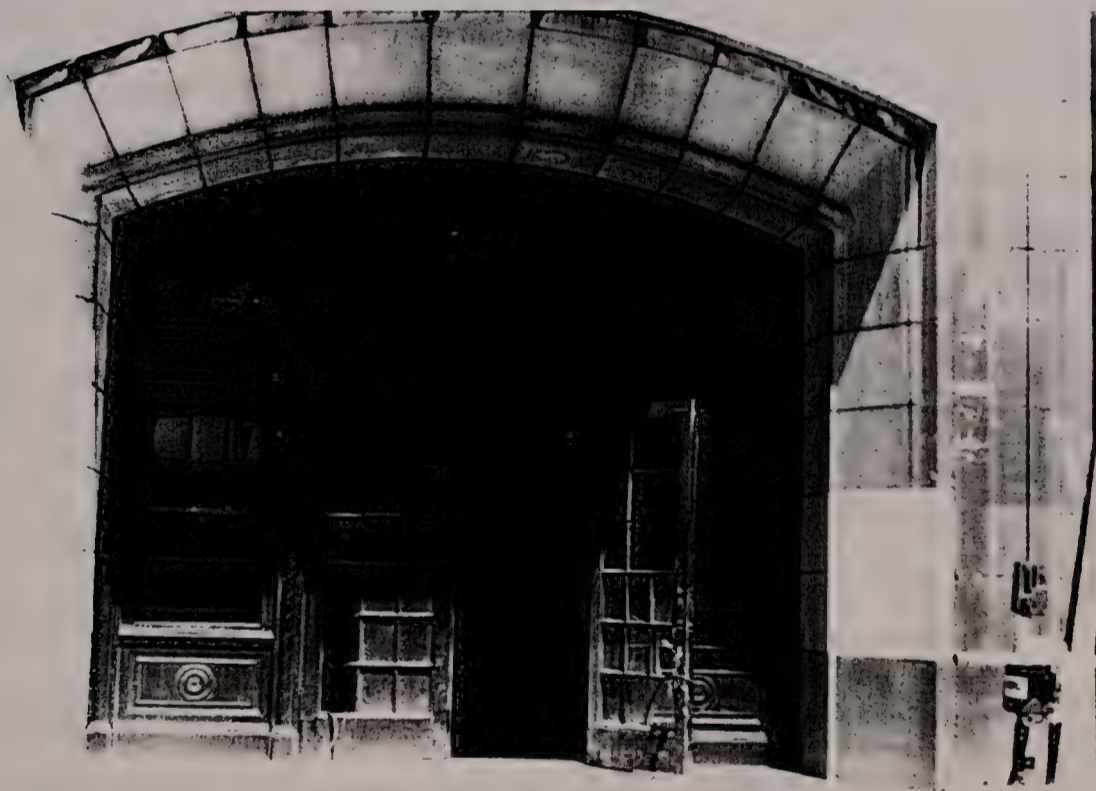
W. F. SCHRAFFT & SONS CORP. BUILDING,
CHARLESTON, MASS.

LOCKWOOD GREENE & CO., INC.,
ENGINEERS.

William F. Schrafft, Wholesale Dealer in
and Manufacturer of Confectionery, No. 11 Elm
Street.—While the confectionery business in a man-
ufacturing way has been one of the many branches
of industry in Boston for the past forty years, it is a
noticeable fact that during the last two decades has
grown up the now leading and most important houses
in the business. Among the firms that have done
much to promote an improvement in goods, as well
as the city's trade, that of William F. Schrafft is one
of the foremost. The house was established in 1865
by the present proprietor, William F. Schrafft, and is
located as above indicated, occupying the whole of a
four-story brick building, each floor being 25x90 feet
in dimensions, the upper stories being used for manu-
facturing purposes, where is brought into requisition
the latest improved machinery and every appliance
needed in the compounding of materials and the pro-
duction of the finest confections in pure sugars, cara-
mels, and every variety of candy known to the trade.
As indexical of the amount of business transacted it
may be stated they manufacture six hundred pounds
daily, employing a force of sixteen hands. Mr. W.
F. Schrafft is a native of Germany, but has spent a
good part of his life in Boston, where he is widely
known for the enterprise, liberality, and promptitude
that characterize all his transactions. It is but sim-
ple justice to say that the enterprise established by
Mr. Schrafft in this city has been managed and con-
ducted upon the basis of business principles so honor-
able and straightforward as to have secured for the
house and its founder an enviable reputation.

From: City of Boston
Leading Manufacturers
and Merchants, 1885

Main St. @ Alford St.
Wm. Schrafft's & Sons



Schrafft's - clock tower entrance.
June 1986



ADDRESS 2,4 Mason Ct. COR. off Sullivan St

NAME _____

present original Salem Hill:Elm St-

MAP No. 29N-12E SUB AREA Walker St

DATE c. 1859 Middlesex Deeds

source

ARCHITECT _____

source

BUILDER David B. Weston/Rufus Mason Deeds

source

OWNER Weston and Mason

original present

PHOTOGRAPHS C-town - 2.6/1-86

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement

ROOF flat cupola --- dormers ---

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Double, wood frame vernacular Greek Revival/Italianate house w/6-bay main facade, paired center entrances w/distinctive enframements, e.g., slender, almost Federal-like pilasters. Front doors surmounted by multi-pane transoms and heavy Greek Revival entablature w/projecting cornice. House rises 2-stories from brick basement to flat roof w/projecting cornice. Clapboards still intact. Windows are simply enframed and contain 1/1 wood sash.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 2=680 4=680 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated on N.E. side of narrow cul-de-sac faces identical but altered double houses.

(Map)

SIGNIFICANCE (cont'd on reverse) Built c. 1859, #2, 4 Mason Ct is a remarkably intact example of modestly scaled mid 19th c Greek Revival/Italianate wood frame vernacular Charlestown housing. It retains its boxy Italianate form and Greek Revival elements (e.g. entrance enframements which are unusually delicate and formal for this type of housing). #2, 4 Mason Ct and the altered but once identical double houses across the street are similar to those of nearby Bolton Pl. (early 1860's, also by Weston and Mason). Mason Ct. was evidently named for Charlestown painter/glazier/builder Rufus Mason (see below). It represents a

Bibliography - Maps: 1851, Atlases: 1875, 1885, 1892, 1901
 Charlestown Directories: 1834-1874
 Boston Directories: Post 1875
 Middlesex Deeds: 811:479, 821:281, 971:274, 1133:29, 1253:56

Moved; date if known _____

Themes (check as many as applicat

Aboriginal	_____	Conserva
Agricultural	_____	Educatic
Architectural	xx	Explorat
The Arts	_____	settler
Commerce	_____	Industry
Communication	_____	Military
Community/ development	xx	Politica

1866 ADVERTISING DEPARTMENT. 301



RUFUS MASON & SON,
PAINTERS & GLAZIERS.

A GENERAL ASSORTMENT OF

Paints, Oil, Glass,
Brushes, Varnish, Cement, Neats-Foot
Oil, &c., for sale.

No. 280 Main St., - - CHARLESTOWN.

Significance (include explanation of themes checked above)

late addition to a street pattern that was developed over the land of Oliver Holden and Richard Sullivan Sr. c. 1800-1818. #2, 4 Mason Ct (and the houses across the court) represent the work of prolific Charlestown painters/builders David B. Weston and Rufus Mason. Weston and Mason are listed separately as "painters" (and almost certainly builders) as early as 1842. At that time Weston resided at 2 Mill St. Mason was living "at Green St." The Weston and Mason partnership came into existence c. 1852 (listed as painters living at 1 Crystal Pl, off Mead St (see Form)). By the early 1860's, Weston and Mason are listed as "painters and glaziers" living next door to each other at 216 and 218 Bunker Hill St, respectively. Apparently Weston and Mason dissolved their partnership c. 1863. By 1864 Weston is listed as "Secretary and agent, overseers of the poor". By 1880 Weston worked as "visitor for Overseers of the Poor", Charity Bldg, Chardon St, Boston. He is listed at 274 Bunker Hill St in 1890 but is not listed in 1895. Rufus Mason continued to work as a painter/builder after 1863, in partnership w/his son George (Rufus Mason and son c. 1863-early 1870's). In any event, both Mason Ct and 2, 4 Mason Ct date to c. 1859 (see T. J. Doane Jr Plan dated June 8, 1859). #2, 4 Mason Ct was apparently built shortly after Stephen H. Perkins of Milton bought this house lot from Weston and Mason for \$1,351.91 on July 8, 1859 (Middlesex Deed 821:281). This deed mentions "the court called Mason court and the passageways as laid out by Doane's Plan". Overtime, owners of Mason Ct have included Thomas Waldron, calker (1859), Samuel C. Lund (occ. unlisted), 1859-1866; George H. Webster, locksmith and plumber, 253 Bunker Hill St, house 67 Sullivan (1866-1870), Sidney R. Chase, baker (1870-73), Charles O. Stront, mason (1873-c-1890) and a Michael J. Rogan (post 1890). W.W. Webster, clerk, lived at #2 Mason Ct.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

from c. 1873-early 1890's. Other examples of Weston and Mason's work includes the Italianate masonry row at 360-368 Main St c. 1855 (they may have been just the developers on this group); 7-19 Wall St (Italianate wood frame row, c. 1857). The Italianate wood frame row at 19-35 Russell St (1857), Forct Pl., a Greek Revival wood frame row off Eden St. and the wood frame Italianate house of Bolton Pl. (c. early 1860's).



uch as local histories, deeds, assessor's

A

ADDRESS 38 Mead St. COR. Russell St.

NAME _____
present original

MAP No. 29N-12E SUB AREA Bunker Hill, South Slope:
Eden-Baldwin Sts

March-July, 1840 Middlesex Deeds 394:101, 395:206
source

STRUCTURE _____
source

OWNER Thomas Greenleaf
source

PREVIOUS OWNER Ruth Rose Foster (Mrs. Gideon Foster)
original present

PHOTOGRAPHS C-town 1-5/1, 2.86



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola --- dormers
(wood)

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Multi-segment Greek Revival house w/rear ell and stable. Rubble stone foundation, narrow 3-bay facade. Entrance w/simple pilasters and entablature. 2/2 wood sash windows on 1st fl, 6/6 sash on 2nd fl and attic, windows are simply enframed. Gable roof exhibits return eaves. Rear ell abutts stable. Stable's original entrance apparently altered, although one of two stable doors exhibits Greek anthemion motif. Stable has hay loft door on 2nd level & broad gable w/larger multipane windows.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good fair) poor LOT AREA 3700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Together w/31 Oak St, #38 Mead St and its ell and stable segments form a memorable 1840's streetscape.

(Map)

SIGNIFICANCE (cont'd on reverse) Built in 1840, 38 Mead St is of interest primarily for its unusual, multi-segmented form. This Greek Revival, wood frame vernacular house contains its rear ell and mid 19th c. stable. Much of Russell's streets charm is dependent on the existence of this house and #31 Oak St. In addition, an interesting dialogue exists between #38 Mead St and #39 Mead St, its Greek Revival/Mansard neighbor across the street. Built in March-June 1840, #38 Mead St's land was part of the Isaac Mead estate. Famous for its experimental gardens (most notably "the "Vineyard") which featured

Bibliography - Atlases: 1875, 1885, 1892, 1901
 Charlestown Directories: 1834-1874
 Old Charlestown Historical Biographical Reminiscences by Timothy T. Walker

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>xx</u>	Education	_____	Religion	_____
Architectural	<u>xx</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>xx</u>				

Significance (include explanation of themes checked above)

rare and beautiful plants. According to Timothy T. Walker, the Mead estate was in its "best condition" from 1819-1832 and encompassed the area which includes Main, Eden, Mead, Russell and Oak St. The Isaac Mead house (built c. 1800 by Richard Frothingham) stood at NW corner of Eden and Main Sts). Above the house "on the upper line of the estate" stood a "stable, with its end to the street and fronting the stable yard which was enclosed by a fence and a gate on Eden St, and a row of _____ for carriages running from the stable to the house". Isaac Mead was one of Charlestown's most successful early 19th c. Morocco dressers. He had several factories at "the Neck" and elsewhere with a store in North Market, Boston. He conducted a profitable trade in sheep and goat skins. For many years he was prominent in the affairs of Charlestown. He was one of the founders of the First Universalist Society and was one of the first board of directors of the Bunker Hill Bank and was in the board of trustees of the Warren Inst. for Savings. In addition, he was a member of the Hunter's Club. Isaac's wife Alice was "an amicable, interesting woman and an efficient helper in the benevolent work of her time." She was among the original subscribers to organize the Female Benevolent Soc. in Charlestown. Mrs. Mead sold #38's lot to Thomas Greenleaf, carpenter, c. 1838 (see plan of lots and streets of Isaac Mead by T. Larkin, June 1833). Greenleaf, along w/Richard Frothingham sold this lot to John Melvin, Charlestown trader on 2 March 1840 for \$460 (394:10)]. This deed does not mention buildings--the first mention of buildings on this site occurs in a deed between Melvin and Ruth Rose, widow, 29 July 1840 (395:206). Mrs. Rose paid Melvin \$1800 for this house. Mead St is mentioned in this deed as "a new street."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Thomas Greenleaf, carpenter, was undoubtedly #38's builder. He was a native of Newburyport, MA but spent most of his life in Charlestown. Sawyer states that Greenleaf at one time "had some connection with the Middlesex Canal, but afterwards engaged in the lumber trade." As early as 1834 he is listed in the Charlestown Directory as a carpenter and surveyor based on Mill St. By 1842 he was the proprietor of Thomas Greenleaf & Co. (E. Ward), wood and lumber, Neck Village, _____ Oak St. In 1856 his occupation is listed as lumber. From 1856 to c. 1885 he lived at 26 Adams St, Charlestown. In 1860 his occupation is listed as "assessor". Greenleaf was active in the affairs of the town and later in city of Charlestown,

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

serving as selectman, assessor and clerk of the overseers of the poor. In any event, Ruth Rose (later Ruther Foster) was the original owner of this house. The executor of her estate, George W. Little, sold #88 at auction on April 13, 1869 to Franklin S. Lane for \$6,000.00. Mr. Lane was a milkman. He owned #38 Mead St until at least the early 1900's.

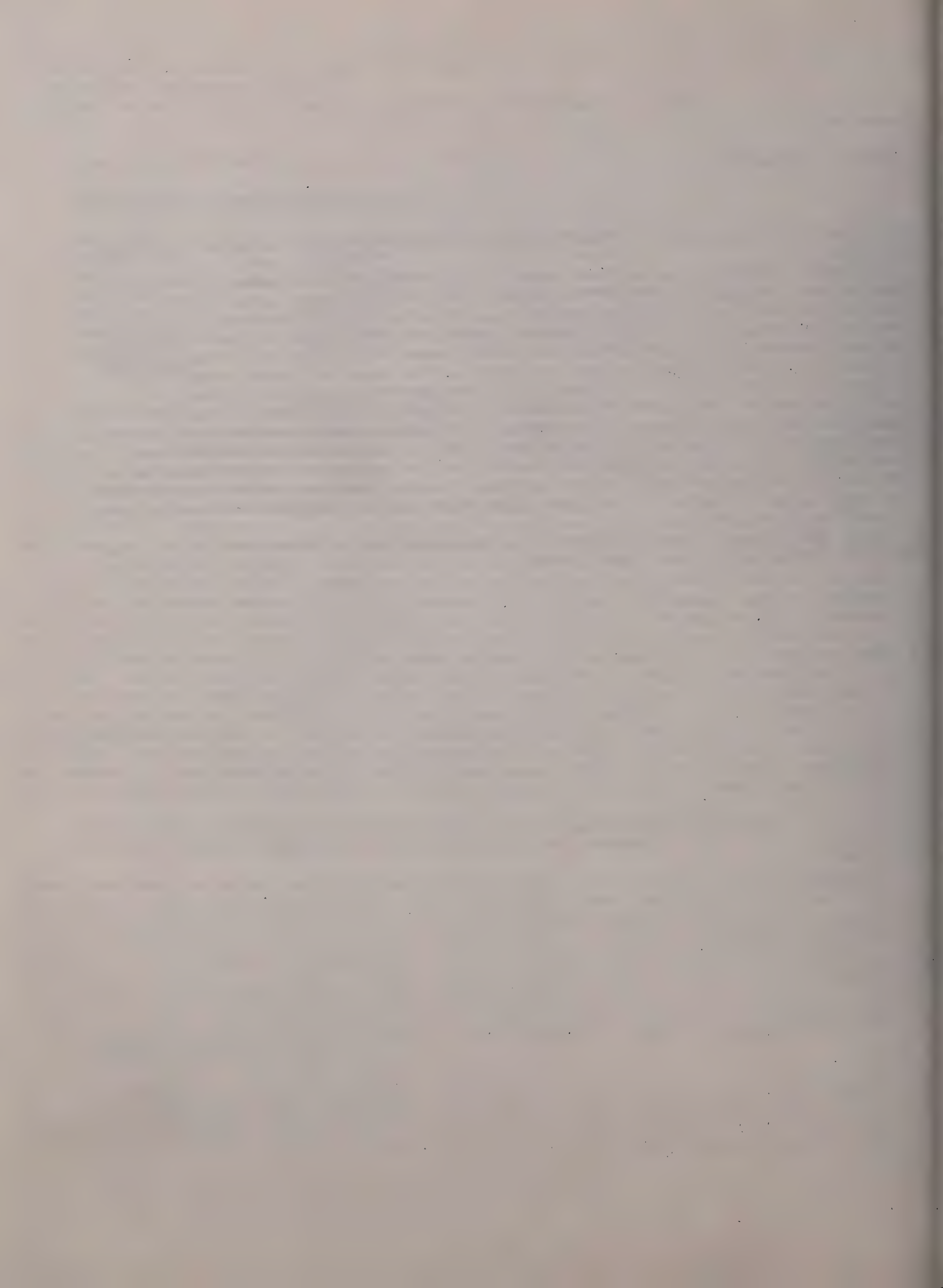
Continued

Address: 38 Mead St.

#38's stable (still extant) is shown on late 19th and early 20th c. atlases (beginning in 1875).

This house represents the earliest phase of the residential development of the Isaac Mead estate. The Isaac Mead house (built for Richard Frothingham c. early 1800's) stood at the newly corner of Eden and Main Sts. This house was "a handsome, well proportioned building surrounded by ornamental shrubs and trees, many of them evergreens, and some uncommonly fine larches". Behind Mead's house and stables were fruit and flower gardens. Particularly noteworthy was the garden at the corner of Eden & Russell Sts (site of 35-45 Eden St and 58-72 Russell St). This garden was nationally known by horticulturists as "the Vineyard". It was laid out and later cultivated by David Haggerston, gardener and one of the pioneers of the Massachusetts Horticultural Society, later gardener of the John P. Cushing estate in Watertown, Ma. The Vineyard was an experimental garden "devoted almost exclusively to the testing of foreign varieties of the grape in the open ground". It was in Mead's Vineyard that Keen's seedling strawberry was introduced from Europe. In addition, this garden featured a greenhouse with a fine collection of the camelia.

Note: Charlestown Directories do not list an occupation for this house's first owner-Ruth Rose Foster's husband, Gideon Foster).



Bibliography - Maps: 1818, 1833, 1839, 1848, 1851

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1834-74

Boston Directories: Post - 1874

Middlesex Deeds: 465:413

Old Charlestown - by Timothy T. Walker

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>xxx</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>xxx</u>				

Significance (include explanation of themes checked above)

Greenleaf was the housewright responsible for #38 Mead St. (see Form on 38 Mead St). For many years #39 was the home of Almarin Trowbridge, a Boston bank officer. He bought this lot on July 12, 1845 from a J. Barker administration of the estate of Isaac Mead. Mead's real estate was sold at auction to pay \$8,617.09 worth of debts. #39 Mead St's lot is lot #1 on a plan of Isaac Mead's land dated June 13, 1845. By 1860 Trowbridge is listed as a bookkeeper at the Union Bank in Boston. In 1875 he is listed as a cashier at the National Union Bank, 40 State St, Boston. Trowbridge owned #39 Mead St until at least the late 1880's. By 1901 T. Frank Seavey owned this house and this 6-family apartment next door at 35-37 Mead St (built c. 1895). In 1901 SEavy was a teamster at 35 North Market [Boston] and resided at 27 Polk St.

Prior to the mid 1840's, #39's lot was part of the estate of Isaac Mead, a leading Charlestown Morrocco Manufacturer. The Mead estate was nationally known for its exotic gardens--particularly the portion of the estate known as "The Vineyard" which was located on the site of 35-45 Eden St and 58-72 Russell St [see Form on #38 Mead St]. #39 Mead St dates to the initial phase of the Mead estates residential development [post 1837]. Mead St does not appear on the 1818 map. The Mead estate ran from Main St all the way back to Bunker Hill St. Mead St is shown on a cul de sac off Main St on the 1839 map. By the 1840's it was cut through to Russell St.

Preservation Consideration (for public use and enjoyment)

Bibliography and/or reference records, early maps, etc.)



Plan of Lots
-in-

Re: 39 Mead St.

CHARLESTOWN, MASS

Composing that part of the Mead Estate, known as

The Vineyard

to be sold by order of the executrix
of the late Isaac Mead Esq.
Scale of 20 feet to an inch July 18 1844
Felton & Parker's office,

(Original on file)
(scale of this plan: 1 inch = 40 ft.)

Lith of Bouvé & Sharp Boston.



Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Copy of Plan

Recorded 18 at h m M
In Plan Book 7 Plan 11

Attest Thomas Brighton Register

May 13, 1844
by the Department

Attest Harold J. Hunt
Supervisor, Draftsman

Feb 7 1857 11-20 M Pd
with deeds Wills to Wills
Wills to Phipps



Bibliography - Maps: 1818, 1833, 1839, 1848, 1861

Atlases: 1875, 1885, 1892, 1901

Charlestown Directories: 1834-1874

Middlesex Deeds

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

builder in the area that had formerly been the Isaac Mead estate. He was responsible for 38 Mead St. and probably 39 Oak St., as well (see Form on 38 Mead st). For further information on Greenleaf see Form on 31 Oak St. On January 6, 1845, Richard Frothingham, Jr, Canal collector of Charlestown, sold Mead St. Ct's 4 house lots to Thomas Greenleaf, carpenter for \$750.00 (457:35). Greenleaf owned this group until Sept. 28, 1865 (931:279). At that time he sold these houses to Dolphin D. Taylor for \$3,000.00. Taylor was active in Charlestown building trades from c. 1845 - early 1890's. In 1845 he worked as a mason and lived at 20 Green St. By 1860 he lived at 10 Summer St. Taylor owned this property until at least the mid 1880's. By the early 1900's it was owned by Rhodes A. Taylor.

The Mead St. Ct. houses were sold by the Taylor estate to the Charlestown Five Cents Savings Bank on April 23, 1918, for \$1,000.00. By 1922 the Realty Co. owned this row.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 267-281 Medford st. COR. Terminal st.
50 Terminal st

NAME present original Medford st/Mystic River

MAP No: 29N-12E SUB AREA Medford st/Mystic River

DATE c. 1912 - 1918 Atlas source

(Photo)

ARCHITECT source

BUILDER source

OWNER Terminal Storage Co (?) original present

PHOTOGRAPHS C-town - 7-2 / 1, 2, 3 ; 6/3 - 86

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential Storage facilities

NO. OF STORIES (1st to cornice) 6/7 - #267, 281, 9 - Bldgs #1 and 2 plus basements (?)

OF flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sills concrete iron/steel/alum.
rectangular

BRIEF DESCRIPTION Three massive brick warehouses, 6 story masonry warehouse at 267-281 Medford and 9-story masonry warehouses at 50 Terminal st. The side facade of all three structures treated as range of vertical recessed brick work strips containing windows w/ header brick sills and stone sills. Elevator shafts w/ opening at slightly lower levels than regular windows.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 30,470 = 267, 281
301,249 = Bldgs 1+2 at rear sq. feet

NOTEWORTHY SITE CHARACTERISTICS adjacent to Mystic River.

SIGNIFICANCE (cont'd on reverse)

(Map)

The Wiggins Terminal Complex was built over the period c. 1912-1918. It was built to serve the Boston area as a lumber terminal and storage facilities on land adjacent to the Mystic River. Architecturally, its three massive masonry stone house structures constitute an impressive group of utilitarian structures dating from the 1910's. During the late 19th, early 20th,

Bibliography - Atlases 1875, 1885, 1901, 1912, 1922
Fifty Years of Boston, A Memorial History, 1930

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This site was called Williams Wharf. The 1875 atlas indicates two ^{contiguous} stables belonging to Gilbert Williams. By 1872, the Medford st. portion of this building was lined with 4 buildings, to the rear was a large L-shaped "wood and coal" shed with the railroad tracks of the Boston and Lowell Freight R.R. to the rear - in 1892 all the buildings on this site were constructed of wood. By 1901, these wooden bldgs. were located along Medford st. and larger buildings at the center had been greatly reduced in size. According to the 1910 A Record of the Streets, Alleys, Places, etc., Terminal st. was set out c. 1907. By 1912, three buildings are shown bordering Terminal whf. w/ contiguous sheds to rear. The 1912 shows the present Bldgs 1 and 2, constructed of brick with stone front segments which are no longer extant (formerly facing the freight tracks). During the 1910's and 1920's, these buildings were used to store wool. #267-281 Medford st. dates to 1918. This building was originally used for "storage". The original name listed as Railway Supply and Manufacturing Co. - 267 Medford st. Charlestown. This building appears on the 1922 atlas as unlabeled with the two stone and brick structures to the

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

rear indicated as wool warehouses. Ora L. Stone indicates that the "Terminal wharf co. and Wiggins Terminals were part of an extensive development along the Mystic River that dates to the 1910's/1920's. He states that "The Terminal wharf Co. and the Wiggins Terminals was developed at an initial cost of \$ 2,000,000.00". It was developed as "a modern lumber terminal on land along the Mystic River, between Dewey Beach and the plant of the River Sugar Refinery. in Boston. The complex encompassed

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

five steamship berths, five acres of macadamized streets, the installation of giant power cranes and the laying of several miles of railroad tracks. This development resulted in a more economical distribution of lumber products coming from the West Coast and from Finland, to the Boston seaboard. Melville D. Liming notes in Boston of Today that by the early 1930's Charlestown encompassed "twenty-three wharves, including those of the U.S. Navy Yard. . . . On the Mystic River, also in Charlestown area, are twenty-eight wharves, ten of which are used largely for lumber coal and six for lumber - Here is located the largest lumber terminal on the Atlantic seaboard and one of the most modern of coal-handling plants.

ADDRESS 412 Medford St. COR. North Mead St.

NAME Robert Webb and Co. Black Lead Works
present original

30N-12E Bunker Hill, North Slope;
 No. 29N-12E SUB AREA Elm-Short Sts.

E ca. 1885-1888 Atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Robert Webb
original present

PHOTOGRAPHS C-town . 8. 4/1-86



TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) industrial/manufacturing

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-story, rectangular, red brick industrial building w/8 bay main facade and 3-bay sidewall. Six shuttle red basement windows are bracketed by recessed entrance doors w/header brick lintels. 13-large openings between the entrance on the 1st floor indicate alteration to fenestration. In general, the windows of the upper floors exhibit rock faced sills w/header brick lintels.

EXTERIOR ALTERATION minor moderate drastic brick infill to windows--side facades

CONDITION good fair poor LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to high rubble stone retaining wall of cemetery.

SIGNIFICANCE (cont'd on reverse)

(Map)

#416 Medford St. is an interesting late 19thc. masonry industrial/utilitarian structure--a survivor from the intensive period of industrial/manufacturing development which occurred along the Mystic River waterfront between the Civil War and c.1930. The 1875 Atlas shows this building site as vacant, with four lots labeled Tileston and Hollingsworth. F.L. Tileston and Anor L. Hollingsworth were paper manufacturers located at

Bibliography: Atlases--1875, 1885, 1892, 1901

Peter Stott; A Guide to the Industrial Archeology of Eastern, Mass.
(Cambridge: MIT Press, Forthcoming)

Boston Directories--1850-1901

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	<u>X</u>
The Arts	_____	Industry	<u>X</u>	Social/ humanitarian	_____
Commerce	<u>X</u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

47 Franklin St., Boston (1875). In 1885 these lots were still vacant and owned by Tileston and Hollingsworth's heirs. By 1892 the present T-shaped brick building appears labeled Robert Webb (this brick structure is shown with a long rectangular wood frame shed to the rear). According to Peter Stott, Robert Webb was born in Ireland in 1823 and probably came to Boston about 1850. The 1851 Boston Directory lists him as a stove dealer at 67 Blackstone St. Probably soon after the Civil War, he turned to manufacturing stove polish. In the 19thc., black lead, today known as graphite, was used to polish cast-iron stoves, and the disappearance of the stove-polish industry was one of the consequences of the replacement of cast-iron ranges by their modern enamel-topped counterparts. In any event, Webb's first shop was located on Sherman St. in Charlestown, the retail shop in the Haymarket area, moving from Blackstone St. to North St., to Fulton, and finally to 53 Haverhill St. Between 1885 and 1888, he moved his factory from Sherman St. to the existing three-story brick factory on Medford St. on the first floor of the factory was the mill used to grind the lumps of graphite into a fine powder; the second floor was used for storage; and in a two-story brick ell to the rear was a 50hp steam engine.

Webb's heirs are listed as the owners of this property in 1901. Beginning c.mid-1890's this building was acquired by the Whittemore-Woodbury Company, manufacturers of shoe blacking and shoemakers wax. The old leadworks was used as a blacking factory and a wood-frame wax manufacturing plant was built to the rear, while a wood-frame,

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

wax warehouse was built at the corner of North Mead St. Both the wood-frame buildings have since been demolished. Whittemore-Woodbury was located here until the c. late 1920's. In recent years this building has housed a restaurant. Medford St. was set out c.mid 1830's.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases: 1875, 1885, 1892, 1901

Sanborn Atlas - 1927

Boston Directories - late 19th/early 20th c.

Peter Stott, A Guide to the Industrial Archeology of Eastern Mass. (Cambridge: MIT

Press and forthcoming).

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	<u> x </u>	Exploration/ settlement
The Arts	_____	Industry
Commerce	<u> x </u>	Military
Communication	_____	Political
Community/ development	<u> x </u>	



Significance (include explanation of theme):

building's site occupied by the large square wharf of Dr. E. Chase. Projecting into the Mystic River, Chase's wharf encompassed two contiguous structures and two detached sheds. The 1885 atlas shows two wood frame buildings on this site. By 1892 the present large brick structure appears with a wood frame addition on its west side--these buildings are labeled "U.S. Baking Co." According to Peter Stott, the United States Baking Co. got its start by buying Warren Mansur's bakery at Sullivan Square [late 19th c. atlases indicates that the U.S. Baking Co. also assumed control of Charles B. Goodrich's bakery which was located on the site of the armory on Bunker Hill St.--this enterprise is labeled Cracker bakery, Charles B. Goodrich, on the 1875 atlas and the U.S. Baking Co., by 1891]. In any event, Warren Mansur (1839-1893) was a manufacturer of plain and fancy crackers and biscuits. He was born in Houlton, Maine, and gained his baking experience beginning in 1872 when he entered the Cambridgeport cracker manufacturers of F.A. Kennedy and Co. Warren Mansur was made manager of the U.S. Baking Co. in 1890. According to Peter Stott, the U.S. Baking Co. was formed "with the express purpose of competing with the rival New York Biscuit Co. for the New England business that the USB built the brick bakery on Medford St." In 1898 the New York Biscuit Co. and the U.S. Baking Co. were consolidated as the National Biscuit Co. (NABISCO). In the Boston area, the new company's plants consisted of the Kennedy Biscuit Works in Cambridgeport, the U.S. Baking Co. in Charlestown, and Bent and Co. in Milton. By 1912, the former Nabisco complex was occupied by the Brockway Smith Corp., manufacturers of "Doors, sash and blinds, window and door frames, mantels, shelves and stairwork, posts and columns." In addition this company

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

provided "Korelock Birch veneered doors, a warranted hardwood door comprising all its merits of durability and elegance at the price of a common solid door." By 1924, this company had constructed the 5-story steel frame and concrete warehouse and factory on this property. The 1927 Sanborn atlas indicates that the 1924 building contained galvanizing facilities on the ground floor, woodworking on floors two and three, the fourth floor is labeled "Rest" while the fifth floor contained offices. According to Peter Stott, by 1930 "the company was paid to be one of the largest jobbers of doors, windows and similar building material in the country." By 1940, the complex housed "Brockway-Smith-Haigh-Lovell Co." manufacturers of

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

"doors, windows, frames and blinds, colonial columns, posts, fir panels, breakfast nooks and special cabinets, garage doors, etc." At that time, the president of the company was James R. Haigh, with Howard B. Lovell and Edwin W. Tibbetts as vice presidents. Today the building houses a variety of smaller tenants.

465 Medford St.

Brockway Smith Corp.

U.S. BAKING Co.



1924

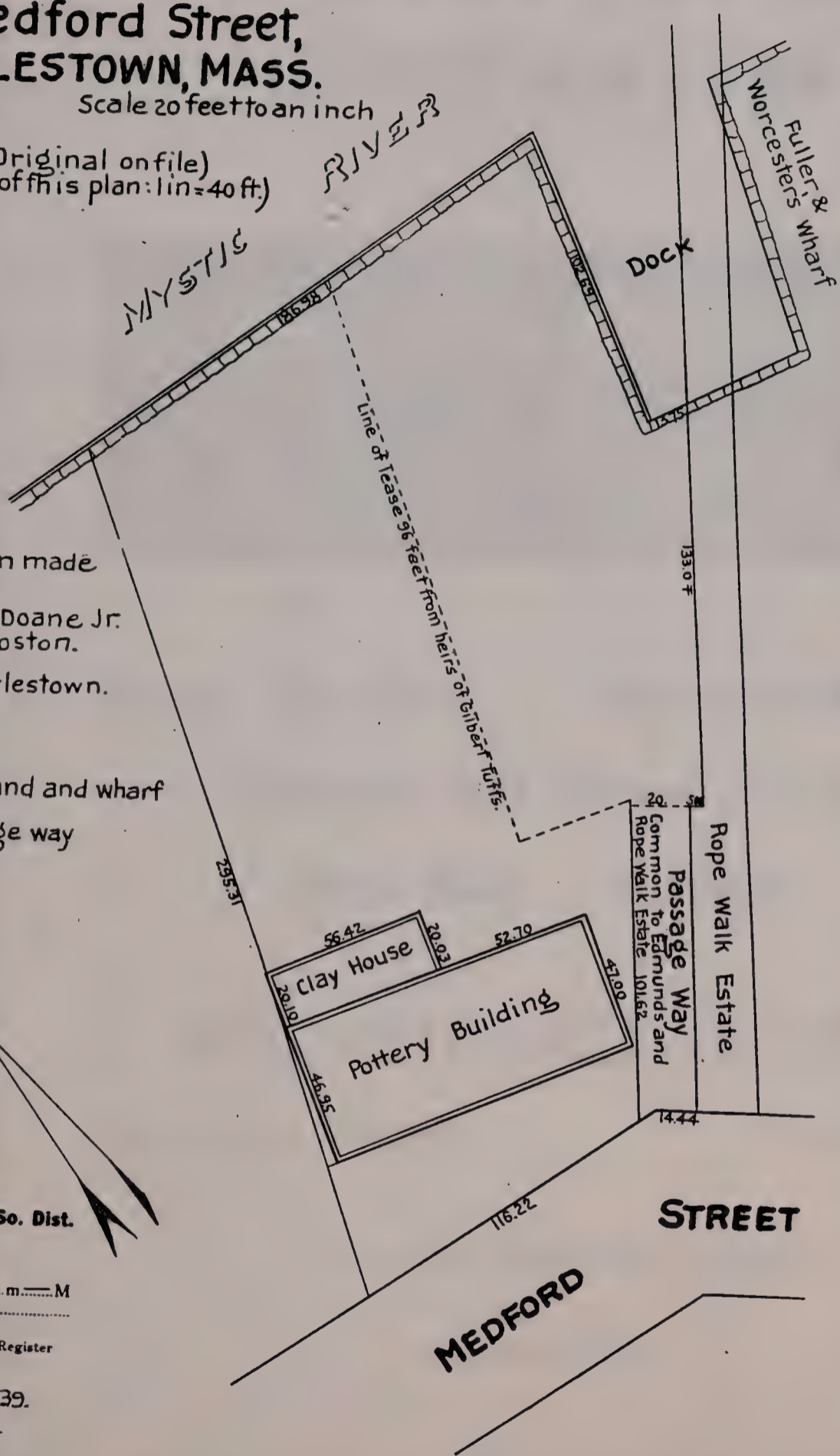


1890

Plan of
Barnabas Edmands'
"Wharf Estate"
on
Medford Street,
CHARLESTOWN, MASS.

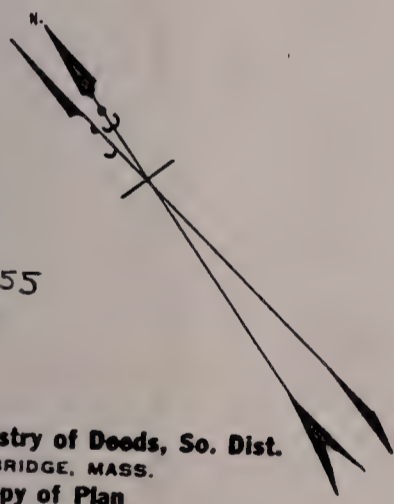
Oct. 27th 1854 Scale 20 feet to an inch

(Original on file)
(Scale of this plan: 1 in = 40 ft.)



Traced from a plan made
by
Thomas Doane & John Doane, Jr.
4 Cornhill Court, Boston.
&
15 City Square, Charlestown.

47632	feet in solid land and wharf
3493	" " Dock
2040	" " Passage way
<u>53165</u>	



Oct 9, 1855
10-15' N

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Copy of Plan

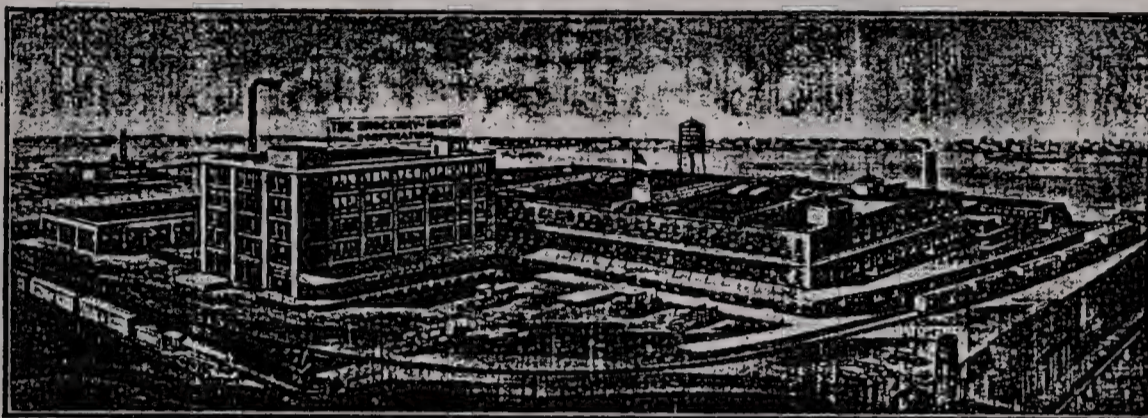
Recorded 18 at h. m. M
In Plan Book 7 Plan 38

Attest *Thomas Beighton* Register

Copy made August 22, 1939.
By Plan Department

Attest *Harold J. Hunt*
Supervising Draftsman

THE BROCKWAY-SMITH CORPORATION



Doors, Windows Frames and Blinds
Columns and Turned Work
Steel Sash Cabinets

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Charlestown District

Boston, Mass.

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Branch at LYNN

[2525]

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and STORE

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BOSTON.

**WARREN MANSUR BRANCH,
UNITED STATES BAKING CO.**

~~~~~ FINE ~~~~~

**CRACKERS AND BISCUITS.**

**465 to 487 Medford St. (Charlestown District), Boston.**

**WARREN MANSUR, MANAGER.**







511/523

ADDRESS Medford St. COR. opp. Short St.

NAME Wemyss Brothers Furniture Co./S.M.  
present original Homes Co. Stove foundry

No. 30N-12E SUB AREA Medford St/Mystic River

E c.1870-brick bldg. Peter Stott  
c.1926-concrete bldg. source

HITECT \_\_\_\_\_  
source

OLDER \_\_\_\_\_  
source

ER Wemyss Bros. Furniture  
original present

PHOTOGRAPHS C-town

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Industrial/manufacturing

NO. OF STORIES (1st to cornice) brick bldg=3  
concrete bldg=3 plus basement

OF flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-story brick Industrial/Mfg. bldg. characterized by planar surfaces, 9-bay x 3-bay main block (w/ later additions to rear). Carriageway/freight entrance still extant at eastern end by bldg. Windows are set within arched openings w/6/6 wood sash. W/stone sills and header brick lintels. 3-story reinforced concrete office and storehouse at 511 Medford St. is of a rectangular plan w/ranges of concrete piles (5 bays) across main facade. Windows of 1st fl. have been covered w/infill bricks. Center entrance topped by\*

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA \_\_\_\_\_ sq. feet

NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

\*classical pedimented entablature.  
Plaque on parapet, main facade,  
reads "The S.H. Howes Co."

(Map)

SIGNIFICANCE (cont'd on reverse)

The 3-story brick factory of Wemyss Brothers Furniture Co. at 513 Medford St. is one of the oldest industrial/manufacturing buildings in Charlestown. It is an extremely plain and functional building characterized by planar surfaces and regimental rows of arched windows w/header brick lintels and simple stone sills. It has historical associations with the Wemyss Brothers Furniture Co. (later the S.M. Howes Co. stove foundry). Peter Stott





Bibliography: Maps--1818, 1833, 1839, 1848, 1851  
 Atlases--1875, 1885, 1892, 1901  
 Peter Stott, A Guide to the Industrial Archeology of Eastern Mass.  
 (Cambridge: MIT Press, Forthcoming)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |          |                            |          |                         |       |
|---------------------------|----------|----------------------------|----------|-------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____    | Recreation              | _____ |
| Agricultural              | _____    | Education                  | _____    | Religion                | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____    | Science/<br>invention   | _____ |
| The Arts                  | _____    | Industry                   | <u>X</u> | Social/<br>humanitarian | _____ |
| Commerce                  | <u>X</u> | Military                   | _____    | Transportation          | _____ |
| Communication             | _____    | Political                  | _____    |                         |       |
| Community/<br>development | <u>X</u> |                            |          |                         |       |

Significance (include explanation of themes checked above)

notes that "Among the new immigrants into Boston in the 1850's, was a Scottish furniture maker and his family. James Wemyss had arrived in Boston in 1854. By 1868, Weymss and his sons, James and George, had a furniture shop on Lawrence St. in Charlestown." The existing 3-story brick building at 513 Medford St. was probably built around 1870-- apparently this building appears on the 1875 Atlas (although materials are not indicated), labeled Wemyss Brothers and Co. Adjacent to this building, on the site of the present concrete structure was a trapezoidal building. To the rear was the lumber yard of Page and Littlefield, builders.

By 1885, the firm employed 130 men in various departments. In that year, a Boston guidebook noted that "many of these workmen are wonderful hand carvers, and all of them have been carefully selected for their particular proficiency in their respective departments. The company produced all the higher grades of chamber furniture as well as chifffonoiers, both in antique and modern designs. With a salesroom on Canal Street, the firm had recently filled a \$20,000.00 order for Boston's Quincy House." The 1885 Atlas clearly shows #513 Medford (abutting trapezoidal wooden structure). By 1892 John E. Frenning's S.M. Howes Co. occupied 513 Medford St. and the other bldgs. on this site. (Note: George Weymss subsequently went on to make ships' furniture in the Navy Yard, but the bldg. itself, was sold to John Frenning, president of the S.M. Howes Co., then maker of stoves near Dock Sq. The Howes Co. was located here until its factory operations were moved to Taunton. #523 Medford St. dates to 1926.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Medford St. was set out c. mid-1830's and appears on the 1839 Charlestown map. Until the Civil War its Mystic River side was dotted with half a dozen square wharfs. After c.1865 industrial activity began to accelerate with the establishment of various manufacturing concerns during the 1870's-1890's--e.g. U.S. Baking Co. and Robert Webb and Co. Black Lead Works.etc.

Bibliography and/or references (street records, early maps, etc.)







ADDRESS 7, 9, 11 Monument Ave COR. Warren St.  
 NAME \_\_\_\_\_  
 present original  
 MAP No. 28N-12E SUB AREA Town Hill  
 DATE 1875-1885 Atlases  
 source  
 ARCHITECT \_\_\_\_\_  
 source  
 BUILDER \_\_\_\_\_  
 source  
 OWNER William C. Murray  
 original present  
 PHOTOGRAPHS CT-4.1/1, 2-86

TYPE (residential) single double multi-fam<sup>trio</sup> row 2-fam. 3-deck ten apt.  
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement low attics

ROOF hip and gable cupola - dormers -

MATERIALS (Frame) clapboards shingles wood stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Distinctive trio of 3-family (?) wood frame Queen Anne residences. Group characterized by highly plastic main facades w/ projecting octagonal and curved bays, scroll bracketed shed-roofed door hoods etc. Facades also display pleasing textural contrasts - e.g. contrast between smooth clapboards and rough wood shingles. (Regular and scalloped shingles). Each house is situated on a brick basement, has 3-bay curved or octagonal bay as well as flat entrance bay. Bldgs edged accented by narrow corner boards - also horizontal accents via baseboards, sill + lintel courses. Pldg. culminates in typically Queen Anne roof configuration - mixture of hip, gable, centred gabled dormer

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA #7-1112 #9-912 sq. feet  
#11-1080

NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

roof segments. In general windows contain 1/1 replacement sash.

(Map)

SIGNIFICANCE (cont'd on reverse)  
 #7, 9, 11 Monument Ave was built ca. 1875-1885. Architecturally, this group represents the finest example of Queen Anne multi-family wood-frame housing in Charlestown. Its angled and curved main facades, with their pleasing textural contrasts of smooth clapboards and rough wood shingles, and



Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Boston Directories - Post 1875.

Charlestown Enterprise - Spec. addition

50th Ann. of Bunker Hill Monument 1893 -

"Charlestown Citizens Past and Present" -

p. 52 - article on Wm. C. Murray.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |              |                            |
|---------------------------|--------------|----------------------------|
| Aboriginal                | _____        | Conservation               |
| Agricultural              | _____        | Education                  |
| Architectural             | <u>  X  </u> | Exploration/<br>settlement |
| The Arts                  | _____        | Industry                   |
| Commerce                  | _____        | Military                   |
| Communication             | _____        | Political                  |
| Community/<br>development | <u>  X  </u> |                            |



Significance (include explanation of themes checked above)

picturequely rendered hip and gable roof configuration combine to form a memorable grouping. This group is prominently sited at the corner of Monument Ave and Warren Sts.

#7, 9, 11 Monument Ave's lot appears vacant and labeled John Hurd estate. This group is located directly behind and the ca-1790's John Hurd House. By 1885 7, 9, 11 were owned by William C. Murray. Wm. C. Murray was a partner, with his father, William Murray in Wm. Murray and Son; dry good - the Murrays store was located in the ground floor of the old John Hurd St. at 67 Main St Wm. C. Murray enjoyed a local reputation as a shrewd investor in real estate. He built a number of apartment houses in Charlestown. #7, 9, 11 Monument Ave ranks among the more architecturally distinguished Murray-owned properties. (see Form on #58, 60 Winthrop St.)

#7, 9, 11 Monument Ave. border. The section of Monument Ave, between Warren and Main Sts. that was not set out until 1866 - Monument Ave, from Warren St to Monument Sq. was laid out in 1855. For further information on Monument Ave's development, see form on 44-50 Monument Ave.

Listed in the Town Hill Na

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 15-45 Monument Ave. COR. near Warren St.

NAME \_\_\_\_\_

present

original

No. 28N-12E

SUB AREA \_\_\_\_\_

DATE 1855

Middlesex Deeds  
source

ARCHITECT \_\_\_\_\_

source

BUILDER John B. Wilson and Charles Wilson - deeds  
source

OWNER John B. Wilson / Charles Wilson

original

present

PHOTOGRAPHS CT= 7-4/2

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Row of 16 red brick, granite trimmed row houses, essentially Italianate w/ Greek Revival features - side hall plans - 3-bay main facades - granite faced basements - recessed entrances reached via granite steps. Hand some double Victorian outer doors on #45 - most entrances are open - replacement inner doors on #'s 17, 19, 21, 27, 29, 31, 33. Heavy granite lintels over entrances. Oriel windows project from center of 2nd floor on #'s 39, 43, 45. Oriels exhibit apron panels and dentilated cornices. Copper oriel graces facades of #'s 29, 31. In general, windows exhibit simple granite sills and lintels w/ various sash configurations - 2/2, 6/6 etc. Cast iron railings at 2nd floor on #'s 17, 19, 21, 23, 25 and 27

EXTERIOR ALTERATION minor moderate drastic

LOT AREA - #15=1390, #17=1099, #19=1040, #21=1000, #23=859, #25=815, #27=864, 29=840, 31=121

CONDITION good fair poor

LOT AREA 33=900, 35=1109, 37=1109 sq. feet

39=1040, 41=1114, 43=1115, 45=1116

NOTEWORTHY SITE CHARACTERISTICS group situated on steep incline of Breeds Hill - bldgs and topography form memorable streetscape - rhythmic repetition of oriel, cast iron railings and cornices down hill slope.

Note 1868 Atlas shows rear ell of this group:  
#15 - 1-story wood ell; #17 - 2-story wood ell;  
#19 - 2-story brick ell; #21 - 2-story brick ell;  
#23 - 1-story wood ell; 29 - 2-story wood ell;  
#31 - 1-story wood ell; #33 - 1-story wood ell;  
#35 - 1-story wood (Map) ell, #37-45 all  
are small, 1-story wood ells.

SIGNIFICANCE (cont'd on reverse) Built ca. 1855, #15-45 Monument Ave. dates to the earliest phase of Monument Avenue's development. Its 16 single family residences constitute the longest row of identical, contiguous town houses in Charlestown. Much of Monument Avenue's charm is dependent on the existence of these row houses. Architecturally, this group represents a blend



Bibliography - Maps - 1818, 1852

Panoramic View - 1848

Atlas - 1868, 1875, 1885, 1892, 1901, 19

Charlestown Directories

Boston Directories

U. d. Essex Deeds - #43 - 611: 418, 547, 701: 185

741: 42; Middlesex Plan BK 5, Plan '30.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |          |                            |       |                         |       |
|---------------------------|----------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____    | Education                  | _____ | Religion                | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____    | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____    | Military                   | _____ | Transportation          | _____ |
| Communication             | _____    | Political                  | _____ |                         |       |
| Community/<br>development | <u>X</u> |                            |       |                         |       |

Significance (include explanation of themes checked above)

of Greek Revival and Italianate stylistic characteristics. Granite baseboards and simple stone sills and lintels strike a Greek Revival note. This group's shallow brickwork cornice tables are Italianate in sensibility but a full blown Italianate cornice would involved brackets of wood or cast iron. It is difficult to determine if the oriel windows and cast iron 2nd fl. railings of some of the houses are original features - these houses may have all started out with flat fronts. In any event, #43 Monument Ave's deed chronology provides information about the early history of this row. #15-45 Monument Ave's house lots had been part of the pasture land of Isaac Kendall [the last relatively extensive open land between Warren and High sts - see Formon #'s 44, 46, 48, 50 Monument Ave. for development history of Monument Ave]. ON July 5, 1853 Kendall sold #'s 15-45's land to Arnold W. Taylor - Taylor had this tract carved into 19 house lots - #43 Monument Ave's land appears as lot #15 on the Doane plan of Taylor's land dated August 18, 1853. Taylor, in turn, sold lots 15 and 16 [and possibly others in this development] to Sampson Warren on Nov. 16, 1853. ON Feb 16, 1855, Warren sold lots 15 and 16 (#'s 43, 45) to prolific mid 19thc. Charlestown housewright John B. and Chas. Wilson. [see Formon #'s 47, 49 Monument Ave for more information on the Wilsons]. The Wilsons paid Warren \$1,923.00 for lots 43 and 45. The Warren/Wilson deed carried certain restrictions - "that no building shall be erected thereon except brick dwelling houses not less than 2 1/2 stories with fronts of face brick and common brick covered with mastic. Buildings on 43's lot are mentioned for the first time

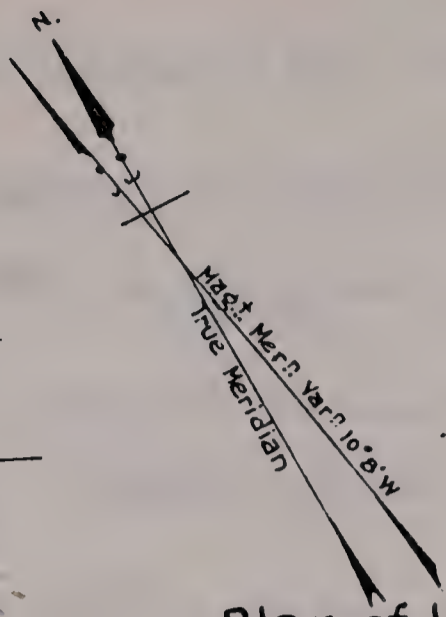
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

in deed dated 5 April 1856 - at that time, John B. Wilson and Chas. Wilson sold #43 to Edmund Johnson of Ware, N.H. for \$4,700.00. Further research is needed to determine this group's other, first post Wilson owners. By 1875 this group's owners included Wm Bray estate - Wm. W. Bray, mason - #15; John H. Blodgett, milkman - #17; Joseph Maynard - occ? - 163 Commercial, Boston - #19; Charles A. Ingraham, music teacher - #21; Edward Brewer, cigar manufacturer, 14 So. Mkt. Boston - #23; Samuel S. Wilson, deputy collector, internal revenue service - #25; William H. Smith, letter cutter, 95 1/2 Washington St - #27; Lyman Haskell, engraver, Boston - #29; H. G. Waldron, painter, 6 City Sq. - #31; Nahum P. Goddard, musician - #33; John Richards - broker, 7 Brattle Square - #35; Hiram Averill (H. Averill and E. N. Hilton, brush manufacturers - 12 Waverly Block - #37)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

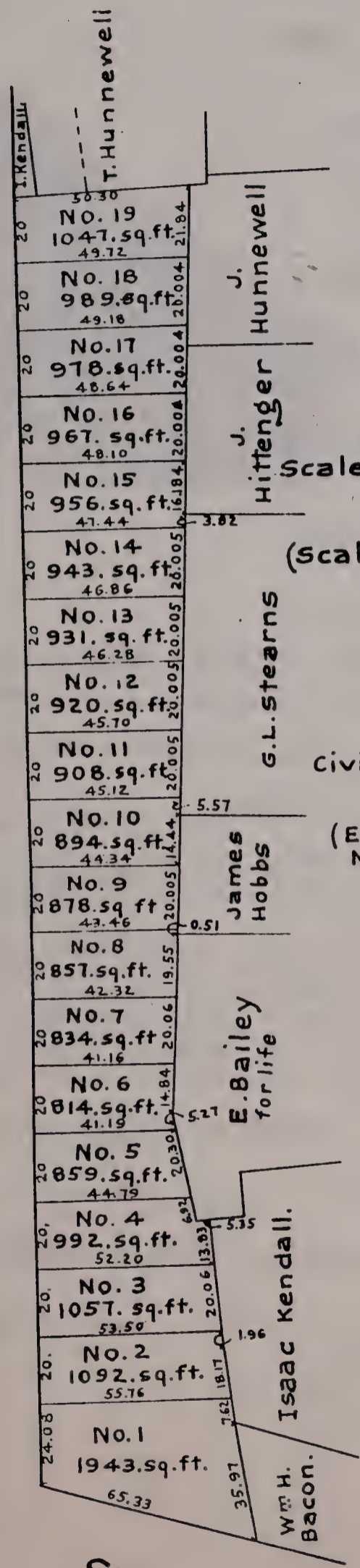
John P. Hilton - Hilton Bros + Co, "butter and cheese" - #39; H. Hudson - occ? - #41; Louis Klous, "clothing and furnishing goods, 9, 10, 11 Waverly Block - #43 and Benj. F. Teel, bookkeeper, Mkt Natl Bnk - #45. By 1911, this group's owners included Edw. J. Doherty - #15; Patrick Cannon - #17; Daniel Breslin - #19; Mary Kearns - #21; Ed Brewer - #23; M. J. Coleman - #25; M. E. Vose - #27; Mary Mc Namara - #29; W. C. Harrington - #31; K. E. and M. E. Rogan - #33; Eliza M. Clarkson - #35; Bridget Fitzgerald - #39; #'s 41-45 (?).





AVENUE

MONUMENT



Plan of Land  
 owned by  
**Arnold W. Taylor,**  
 in the city of  
**CHARLESTOWN.**  
 Scale 20 feet to an inch. Aug<sup>t</sup> 18<sup>th</sup> 1853.

(Original on file)  
 (Scale of this plan: 40 ft. to an inch.)

Thomas Doane & John Doane Jr.  
 Civil Engineers & Land Surveyors,  
 -Offices-  
 No. 4 Cornhill Court, Boston.  
 (Entrance opp. Head of State St.)  
 No. 15 City Square Charlestown.

*Mr 26, 4 8 10 Mil*

Middlesex Registry of Deeds, So. Dist.  
 CAMBRIDGE, MASS.  
 Copy of Plan

Recorded \_\_\_\_\_ 18\_\_ at \_\_\_\_\_ M  
 In Plan Book **5** Plan **30**

Attest *Thomas Brighton* Register

WARREN

STRE







ADDRESS 22 Monument Ave COR. Warren St.

NAME present original

No. 28N-12E SUB AREA

1875-1885 Atlases  
source

ARCHITECT   
source

OWNER   
source

OWNER T.R.B. Edmonds  
original present

PHOTOGRAPHS CT-7-1/6-87



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION substantial, Italianate mansion. Rises 3-stories from granite faced basement to flat roof. Distinctive, boxy form - stands w/ narrow 2-bay side wall facing Warren St - Main entrance at center of 5-bay main facade. Still intact are multi-panel double doors. Entrance surmounted by deep bracketed door hood which supports an oriel window. In general, windows exhibit br. stone sills and lintels w/ incised, Eastlake motifs, and contain 2/2 wood sash. Fire escapes appear at main facades 2nd and 3rd floors. Bldg culminates in dentilated cornice boards and deep bracketed cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1423 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominently sited at the corner of Monument Ave and Warren St.

SIGNIFICANCE (cont'd on reverse)

Built ca. 1875-1885, #22 Monument Ave. functions visually as a "gateway" house to Monument Ave's collection of handsome mid 19th century residences. Architecturally, #22 Monument Ave is a late, substantial example of a masonry Italianate mansion. Its boxy 3-story form and orientation to the

(Map)



Bibliography - Maps - 1818, 1852  
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911  
 Charleston Directories - 1860's, 70's.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |       |                            |       |                         |       |
|---------------------------|-------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____ | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____ | Education                  | _____ | Religion                | _____ |
| Architectural             | X     | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____ | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____ | Military                   | _____ | Transportation          | _____ |
| Communication             | _____ | Political                  | _____ |                         |       |
| Community/<br>development | X     |                            |       |                         |       |

Significance (include explanation of themes checked above)

Street (narrow, 2-bay end to Warren St.) recalls the form and siting of early 19thc. Federal houses in Charleston (e.g. 2 Wood St, Corner Main St.) The 1868 Charleston Sanborn Atlas indicates that at that time, #22's lot was a woodyard owned by Alfred Carlton. (listed as Alfred Carlton, wood and coal, Monument Ave, Cor. Warren, house 104 Main St.) This large lot was occupied by two small wooden structures labeled "wood piles". In a sense the Bunker Hill Monument Assoc's plans [dating back to the early 1850's] for Monument Ave to be "a public ornament" were not realized until the completion of #22 Monument Ave - an undoubtedly unattractive wood and coal yard was replaced by a handsome, substantial Italianate mansion - with #22's construction Monument Ave finally had an appropriately imposing "gateway" house to its fine inventory of mid 19thc. residences. #22 Monument Ave. was built at some point - between 1875 - 1885. In 1875 this lot was still owned by Alfred Carlton and contained part of a large triangular house with only one small building at the center of the Monument Ave. side. Evidently Thomas R. B. Edmonds was this house's first owner. Edmonds' business is listed at 41 Medford St. Charleston - apparently T.R.B. Edmonds owned but never occupied #22 - during the 1870's and 1880's he is listed

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

at 52 Monument Ave. During the early 1900's this house was owned by the heirs of Patrick O'Riordan.

For more information on Monument Square's development see form on #'s 44, 46; 48, 50 Monument Ave.

Note: The many grantee listings for T.R.B. Edmonds precludes deed work within the time frame of this survey.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)







Bibliography - Maps - 1818, 1852  
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |          |                            |       |                         |       |
|---------------------------|----------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____    | Education                  | _____ | Religion                | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____    | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____    | Military                   | _____ | Transportation          | _____ |
| Communication             | _____    | Political                  | _____ |                         |       |
| Community/<br>development | <u>X</u> |                            |       |                         |       |

Significance (include explanation of themes checked above)

1880's. The 1875 Atlas shows this group's land as part of a much larger parcel which extended southward to Warren St. - only one small structure was located on this lot, near the center of its Monument Ave. boundary. In 1875 the large lot was owned by Alfred Carlton. #'s 24 - 30 first appear on the 1885 Atlas - evidently these homes were owned primarily as investment properties by owners also lived elsewhere in the area - T.R.B. Edmands owned #24 - he lived at 52 Monument Ave (see Form), Nelson Bartlett owned #26 (see #54 Monument Ave for biographical information), G.W. Garland "restaurant, 34 Brattle St", owned #28 and Nelson Bartlett owned #30. By 1901, a John Hurley owned #24, George F. Monohan owned #26, George W. Garland still owned #28 and Nelson Bartlett owned #30. By 1911, this group's owners included John Hurley - #24, G.F. Monohan - #26, Annie M. Shea - #28 and E.J. Jennings - #30.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 32, 34, 36, 38, 40 COR. \_\_\_\_\_  
Monument Ave.

NAME \_\_\_\_\_  
present original

MAP No. 28N-12E SUB AREA \_\_\_\_\_

DATE #32 = ca. 1860  
#34 = ca. 1870 Middlesex Deeds  
#36 = \_\_\_\_\_ source  
#40 = 1854-56  
#38 = \_\_\_\_\_

ARCHITECT \_\_\_\_\_  
source

BUILDER #4, 36 = F.H. Tarbox

#32 - William Havel source

#34 - Manfred E. Nichols

OWNER #36 - F.H. Tarbox

original present  
#38 = John Harding?

PHOTOGRAPHS #40 = CT-12-4/5-87



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola \_\_\_\_\_ dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone-trim concrete iron/steel/alum.

BRIEF DESCRIPTION #32 - Greek Rev. flat front - constructed of red brick w/ granite faced basement, brownstone trim. 3-bay main facade w/ recessed entrances, Victorian double doors w/ acid etched glass. Start tie rod ends betw. fls 1+2 and 2,3. Stepped corbel table at top. flat roof. #34 - 3-bay w/ granite basement - rises 3-stories to flat roof. Recessed entrance - oriel covered w/ asbestos shingles at 2nd level. windows exhibit simple brownstone sills and lintels w/ 2 1/2 wood sash. Bldg. culminates in bracketed cornice. #36 Italianate 3-story townhouse constructed of red brick w/ low granite basement. 3-bay main facade wood panelling on entry way walls. Oriel at 2nd fl. (w/ dentilated cornice). Bldg. culminates in bracketed cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor \_\_\_\_\_ LOT AREA 32-1657  
34-1350 sq. feet  
36-1800  
38-1000  
40-800

NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

#38 - Flat front - Greek Rev./Italianate low granite faced basement. side wall plan. 3-bay main facade. Cast iron banding at 2nd floor. windows exhibit simple brownstone sills and (Map) lintels. Dentilated cornice table (brick).  
#40. Flat front, rises 3-stories from low granite faced basement to shallow cornice table, flat roof. Recessed entrance w/ Victorian double doors inset (w/ arched panels) 2 1/2 wood sash on 1st fl. oriel at 2nd fl. Center (w/ ornate cast iron banding at 2nd fl).

SIGNIFICANCE (cont'd on reverse)

#s 32-40 Monument Ave. are key components in the "wall" of masonry buildings lining the west side of Monument Ave. Although built at different points between 1854-1870 these houses represent similar renditions of the flat front, low granite basement, red brick / brownstone trimmed townhouse displaying elements of the Greek Revival and Italianate styles.



## Bibliography

Maps - 1818, 1852  
Atlases - 1868, 1875, 1885, 1892, 1901, 1911  
Charlestown/Boston Directories - 19th c.  
Middlesex Deeds - #32 - 837: 196  
#34 - 1180: 321, 1101: 32 and 34, 131: 472  
Moved; date if known \_\_\_\_\_

#

Themes (check as many as applicable)

|                           |          |                            |
|---------------------------|----------|----------------------------|
| Aboriginal                | _____    | Conservation               |
| Agricultural              | _____    | Education                  |
| Architectural             | <u>X</u> | Exploration/<br>settlement |
| The Arts                  | _____    | Industry                   |
| Commerce                  | _____    | Military                   |
| Communication             | _____    | Political                  |
| Community/<br>development | <u>X</u> |                            |



Significance (include explanation of theme)

#32 Monument Ave. was built ca. 1860 - On April 26, 1860, John Harding of Charlestown, trader, sold this house's lot to William Hawes of Charlestown, trader for \$250.00. Hawes' heirs owned this house until ca. 1895. By the early 1900's it was owned by an M. Flanagan.

#34 and 36 Monument Ave were built ca. 1870 - These houses do not appear on the 1868 Sanborn Atlas. On May 7, 1870 John Harding of Charlestown sold #34's lot to George B. Thomas for \$900.00. (No buildings are mentioned in this deed) Harding is listed as #38's owner in 1875. Thomas (and an Edwin Peterson) in turn, sold #34 to Pamela and Manfred E. Nichols on Sept. 30, 1871 for \$6,000.00. [Deed for this lot dated April 1856, Isaac Kendall to John Harding, stipulates that "no building shall be erected thereon, but a dwelling house of brick or stone, not less than 2 1/2 stories high." #38/40 was built ca. 1854-1856 - in other words ranking among the first houses built on Monument Ave. after it was set out ca. 1854/1855. John Harding was evidently #40's original owner. He was a local trader. (see 681:160, July 26, 1854 - purchase price: \$1,074.24. The house's second owner was Richard C. Eldredge, fish dealer. He paid Harding \$4,200.52 for #40 on Dec 15, 1856. Further research is needed on #38's deed chronology.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

owners of #38 during the late 19th/early 20th c. included Mrs. John Harding (1875), L. Eldridge (1885), Fred. H. Tarbox, mason (1892), James Wilkie (1901) and J. P. Mahoney (1911). #40's owner in 1875 was Richard Eldredge's estate. By 1885 the house was owned by L. Eldredge. In 1892 it was owned by Hannah Norton (until at least 1911).

Note: Manfred E. Nichols, #34's owner in 1875 was a fancy and dry goods dealer with store at 72, 74 Main St.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

\* #34 was owned by the M.E. Nichols family until ca. 1905. By 1911, Nora Hallahan owned this house. #36 was owned by F.H. Tarbox, mason. Tarbox was probably responsible for #36's construction. By 1901, #36 was owned by Emma L. Hook. #36's owner in 1911 was a Mary Symmes.





ADDRESS 41, 46 and 48, 50 COR.  
MONUMENT AVE

NAME \_\_\_\_\_  
present original

MAP No. 28N-12E SUB AREA \_\_\_\_\_

DATE ca. 1855 Middlesex Deeds  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER John B. Wilson and Charles Wilson  
source

OWNER John B. Wilson and Charles Wilson  
original present

PHOTOGRAPHS CT- 7.2/4-'87

TYPE (residential) single 2 doubles row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Two pairs of similarly rendered, flat front, masonry Italianate row houses. All four houses rise 3-stories from granite base-ments to flat roofs w/ bracketed cornices. All 4 bldgs possess side-hall plans, 3-bay main facades, recessed entrances. Heavy and deep bracketed door hoods (wood) support oriel windows (all oriels composed of wood w/ the excep-tion of #46's oriel which is composed of copper). Oriels exhibit apron panels and dentilated cornices. All bldgs exhibit simple brown stone sills and lintels. In general windows contain 1/1 wood sash, subtle differences between cornices of 44/46 and 48/50 - brackets and dentils appear at 44/46's cornice - just brackets at #48, 50.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good-fair badly weathered brown stone 44-1393 50-1300  
poor sills and lintels LOT AREA 46-1300 48-1168 sq. feet  
on #'s 44, 46

NOTEWORTHY SITE CHARACTERISTICS Two pairs of Italianate row houses separated by narrow alley - key components in Monument Ave's western "wall" of mid 19thc. masonry row houses.

SIGNIFICANCE (cont'd on reverse)  
Built ca. 1855, this group of four Italianate row houses dates to the initial phase of Monument Ave's development. Architecturally these houses represent well crafted examples of the type of buildings constructed by John B. Wilson and his brother Charles Wilson during the mid 19th century

(Map)



Bibliography - Maps - 1818, 1852

- Panoramic view - 1848
- Atlases - 1868, 1875, 1885, 1892, 1901, 1911
- Middlesex Deeds - 711: 339, 911: 339, 981: 583
- Charlestown Directories - 1834-74
- Boston Directories - Post 1874
- Charlestown Enterprise - May 8, 1909 p. 4
- at The Mass. Hist. Soc - Correspondence betw. Mayor Richard Frothingham and B.H.M.A. - 1852-54

Moved; date if known

Middlesex Plans - Book 15 Plan 29; Book 5, Plan # 30

Themes (check as many as applicable)

|                           |          |                            |          |                         |       |
|---------------------------|----------|----------------------------|----------|-------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____    | Recreation              | _____ |
| Agricultural              | _____    | Education                  | _____    | Religion                | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____    | Science/<br>invention   | _____ |
| The Arts                  | _____    | Industry                   | _____    | Social/<br>humanitarian | _____ |
| Commerce                  | _____    | Military                   | _____    | Transportation          | _____ |
| Communication             | _____    | Political                  | <u>X</u> |                         |       |
| Community/<br>development | <u>X</u> |                            |          |                         |       |

Significance (include explanation of themes checked above)

(For information on the Wilson Brothers see Form on 47,49 Monument Ave.) #s 44, 46, 48 and 50 Monument Ave. have significant historical associations with several leading mid-late 19th century Charlestown businessmen, including clothing/"woolrags" dealer Esidore J. Klous - #44, William Darton, shipwright and caulker - #46, Nelson Bartlett, treasurer of the Boston Ice Co. - #48 and Thomas R. B. Edmonds, drain pipe manufacturer - #50. Judging by #46's deed chronology, this group was built by prolific mid 19thc. Charlestown housewrights John B. Wilson and Charles Wilson. On 12 June 1855 the Wilsons bought #44-50's house lots from Isaac Kendall of Charlestown. (see below for information on Monument Ave's early-mid 1850's development). Evidently #46 remained under Wilson family ownership until 1867. Further research is needed to determine post Wilson owners [during the 1850's] for #s 44, 48 and 50. During the 1860's, #46's owners included John P. Barnard, "stabler", James Brown "victualler" and (1867 - ca. 1885) William Darton "shipwright and caulker". During the 1850's and 1860's, #46's deeds carried the stipulation that "no buildings shall be erected thereon except brick dwelling houses not less than 2 1/2 stories in height with

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

suitable out buildings." During the 1870's/80s #44 was owned by Esidore J. Klous, clothing dealer and owner of much real estate in late 19thc. Charlestown. Wm. Darton, shipwright and caulker lived at #46 from 1867 - ca. 1885. Nelson Bartlett of #48 was an important late 19thc. Charlestown businessman. According to the Charlestown Enterprise, at the time of his death in November, 1907 he was "Charlestown's foremost citizen." He was born in Stanstead, Quebec, the son of Collin B. and Sarah Brown Bartlett. He came to Boston in 1846 and in 1851 settled in Charlestown. For many years he

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

was the treasurer of the Boston Ice Co. In addition, he has been for seven years a director for the Warren Institute for Savings and the Bunker Hill National Bank. Before Charlestown became part of Boston, Bartlett was for 2-years a member of the board of aldermen. He was also a director of the Middlesex Street Railway. In 1879, his son Frank J. Bartlett became connected with the company, becoming treasurer in 1893.



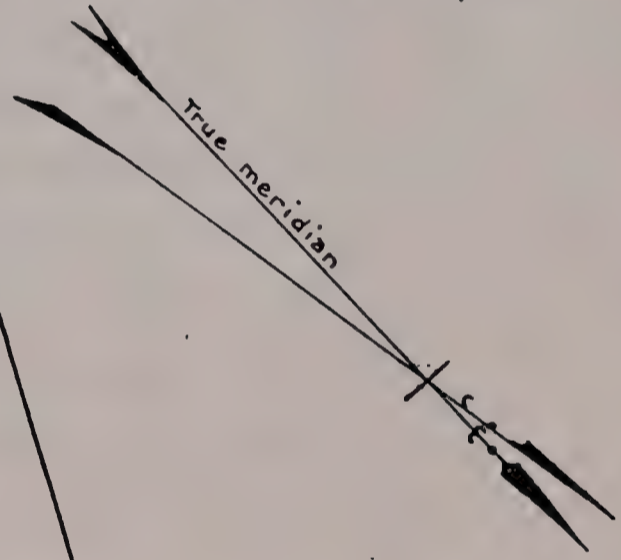
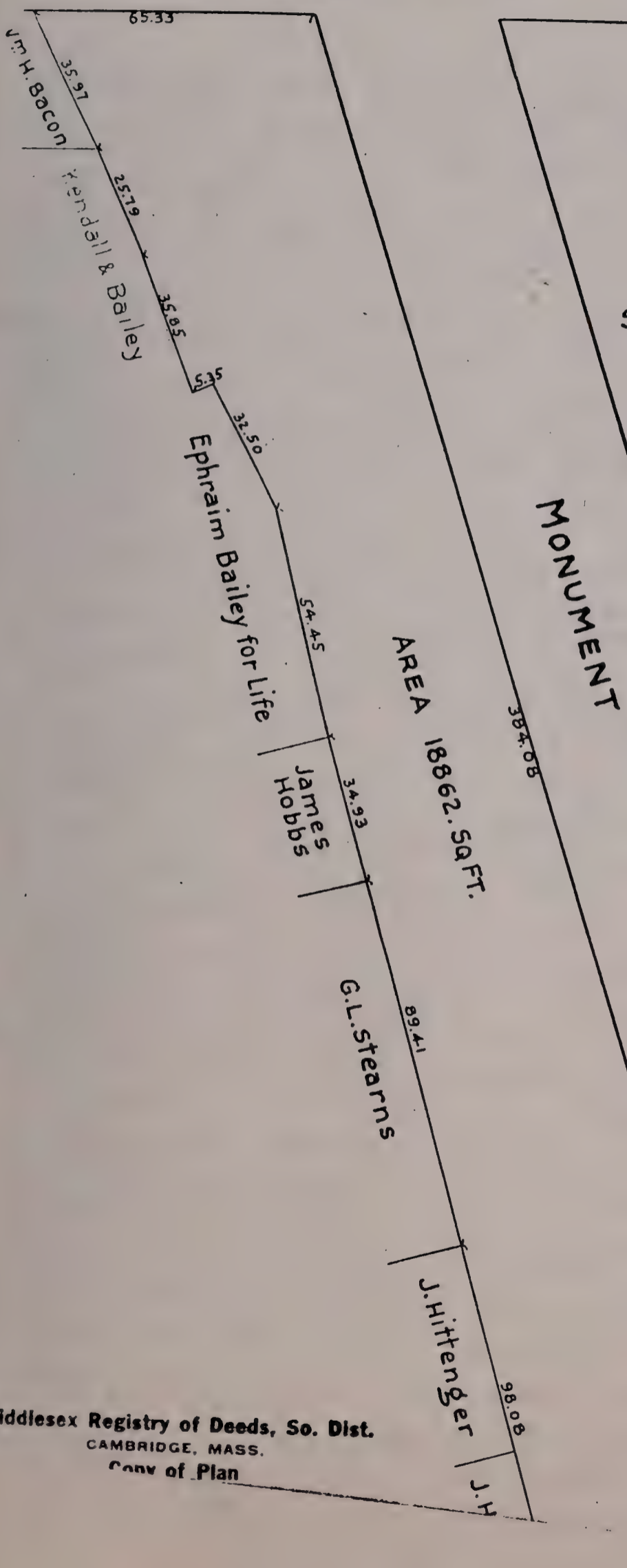
WARREN STREET

Plan of Part of the  
Kendall Bailey Estate  
in  
CHARLESTOWN  
belonging to  
Isaac Kendall.

Scale 20ft. to an inch. July 7<sup>th</sup> 1853.

(Original on file)  
(Scale of this plan: 1 inch = 30 ft.)

Thomas Doane & John Doane Jr.  
Civil Engineers & Land Surveyors  
- Offices -  
No. 4 Cornhill Court, Boston.  
(Entrance opp Head of State St)  
No. 15 City Square Charlestown.



July 28 12 1/4 E Pd

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Copy of Plan







INVENTORY FORM CONTINUATION SHEET

Boston Landmarks Commission

|                                             |          |
|---------------------------------------------|----------|
| Community:<br>Charlestown, Ma.              | Form No: |
| Property Name: 44, 46, 48, 50 Monument Ave. |          |

Indicate each item on inventory form which is being continued below.

Thomas R. B. Edmands, President of Thomas R. B. Edmands and Co. was a manufacturer of drain pipes.

By the early 1900's, this group's owners included E.J. Jennings - #44, A. Steinberg - #46, Francis M. Gammons - #48 and William F. Murphy - #50.

Monument Avenue's early-mid 1850's development - in terms of city planning - is of national as well as local significance. The development of Monument Avenue ca. 1852-1855 may be seen as a harbinger of the City Beautiful movement of the late 19th/early 20th c. (e.g. development of the Back Bay). Monument Ave's mid 19th c. development may be seen as an extension of the Bunker Hill Monument Association's development of Monument Square and vicinity during the 1830's/1840's. The laying out of Monument Ave. and adjacent house lots was a very conscious attempt on the part of concerned Charlestown citizens/B.H.M.A. members to upgrade the appearance of their community. Monument Ave and adjacent house lots were set out over the last tract of mostly vacant land between Warren Ave/Main St. and High St. ca. 1855. Correspondence between Mayor Richard Frothingham Jr. and the Bunker Hill Monument Assoc (1852/53) indicates that the portion of this tract near High St was covered by a cluster of undistinguished wood frame dwellings grouped around a cul-de-sac. The opening of Monument Ave would necessitate "the removal of seven dwelling houses and the taking of nearly 23,000 feet of land." According to Mayor Frothingham, the benefits of the creation of Monument Ave. would be to (1) offer the most desirable place of residence, (2) add greatly to the amount of taxable property and (3) make a beautiful avenue to the Monument. Furthermore, Frothingham asserted that "it [Monument Ave] will be one of the most desirable places of residence that can be selected in the city ..... land situated like this is calculated to invite the erection of a class of buildings both valuable and ornamental." Frothingham went on to state that it was the city's duty to layout Monument Ave. from the point of view of safety as well as ornament. George Washington Warren, president of the Bunker Hill Monument Association stated in a letter dated February 8, 1853 that Monument Ave



should be extended from Warren<sup>st</sup> to Main<sup>st</sup> and should be wider than originally proposed. Warren stated that "by this improvement.... the monument will front the center of the street so as to be seen from both of the sides, and the avenue will be of a proper width, both sufficient to accommodate the public travel and also to furnish the most central and most crowded part of the city a spacious channel for the circulation of air by thus connecting Monument Square with Main<sup>st</sup> Monument Ave., so laid out, will not only be a great ornament to the city, worthy of the name which the city council have given to it, but also as a work of great utility and public advantage. The proposal to lay out Monument Ave was sweetened by the Bunker Hill Monument Association's offer to pay the city the sum of \$600.00 annually for fifteen consecutive years beginning on July 1, 1854 - provided that the City Council agreed to lay out the street as proposed within one year from the 17<sup>th</sup> of June and "will open it for public use within two years from the day last named." The city had only to assume the cost of the interest for a few years - in any event the city's payments could be reimbursed by the increase of taxable property. In 1854 the city and the B.H.M.A. refined Monument Avenue plan by moving it 15' further to the west, leaving 5' of land on the easterly side for the adjacent house lots. Isaac Kendall and Alfred Carleton were the principal land owners directly involved in the development of Monument Ave.

Perhaps George Washington Warren of 7 Monument Square was the B.H.M.A. member mostly closely associated with the Monument Ave. project. He was a lawyer and later Judge of the Municipal Court of Charlestown. For many years he was President of the Bunker Hill Memorial Assoc.

During the late 1860's Warren unsuccessfully advocated the development of Park St. in a manner which would have been reminiscent of Monument Ave. Warren's Park St. Plan would have once again utilized the Bunker Hill Monument as a focal point but would have involved cutting Park St's path through the old Training Field / Winthrop Sq. Fortunately Park St. was never laid out in such a fashion.

Today Monument Ave, with its handsome expanses of flat front, <sup>mansions</sup> Italianate rowhouses, continues to serve as an attractive gateway to the Bunker Hill Monument.

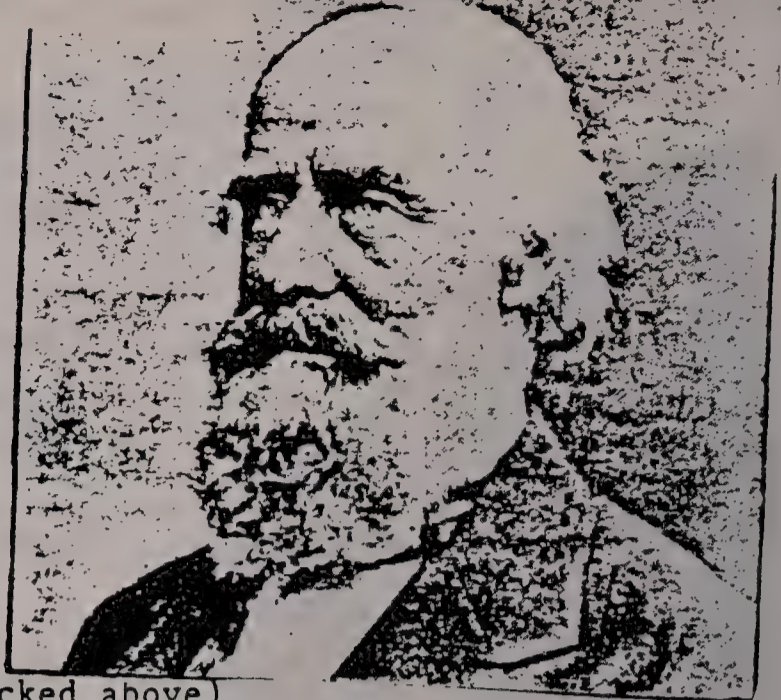






BIBLIOGRAPHY - Maps - 1818, 1852  
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911  
 Charlestown Directories - 1834-1874  
 Boston Directories - Post 1875  
 Middlesex Deeds - 611:418, 661:265, 1672:381  
 Charlestown Enterprise - Spec. ed. 50th Anniv. of  
 the Battle of Bunker Hill - 1893. - "write up" on  
 John B. Wilson.  
 Moved; date if known \_\_\_\_\_

JOHN B. WILSON.



Themes (check as many as applicable)

- |                           |          |                            |       |
|---------------------------|----------|----------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____ |
| Agricultural              | _____    | Education                  | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____ |
| The Arts                  | _____    | Industry                   | _____ |
| Commerce                  | _____    | Military                   | _____ |
| Communication             | _____    | Political                  | _____ |
| Community/<br>development | <u>X</u> |                            |       |

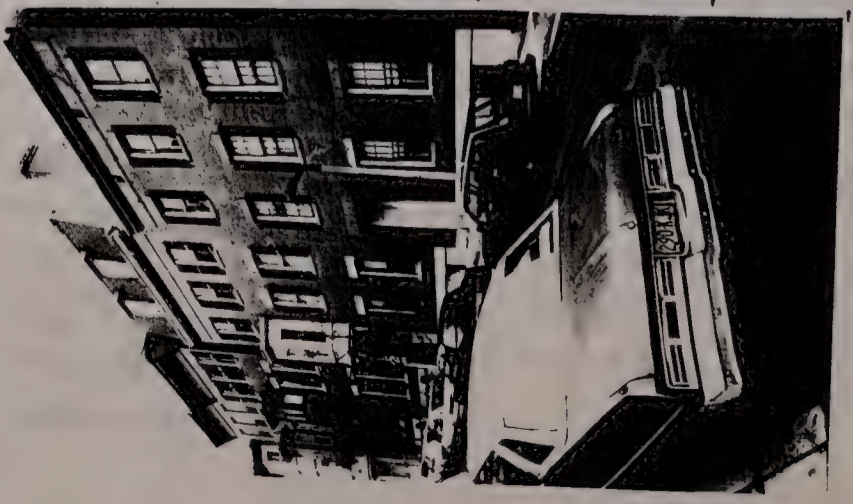
Significance (include explanation of themes checked above)

#47, 49 Monument Ave. have significant historical associations with important Charlestown 19th century housewrights John B. Wilson and Charles Wilson. Architecturally, #47, 49 provide evidence of how Italianate masonry houses were often "updated" by the addition of a mansard roof. #47, 49's lots were originally part of lands belonging to Isaac Kendall [see Form on 47, 46; 48, 50 Monument Ave for early development history of Monument Ave.]. During the early 1850's, #47 and 49's land was part of Arnold W. Taylor's 19-lot development - see Doane plan of Taylor's land dated August 18, 1853. #47, 49 Monument Ave occupy lots 17, 18, 19 on the Doane plan. On November 25, 1853, Arnold W. Taylor of Boston sold these lots to Charles Wilson of Charlestown, "housewright" for \$2,441.00. Presumably #'s 47, 49 were built ca. 1854/1855. For many years 47 and 49 housed John B. Wilson - #49 and Charles Wilson (actually until Charles' death in 1860). John B. Wilson enjoyed a long and highly successful career in Charlestown building trades - being active from the early 1830's - early 1900's. He worked in partnership with his brother, Charles until Charles' death in 1860. John B. Wilson was born in Charlestown July 17, 1817. He entered the carpenter's trade at the age of 16. For a few years he worked as a journeyman, before entering into partnership with his brother, Charles Wilson. For many years John B. Wilson's place of business was 43 Chelsea St. In 1845, John B. Wilson and Charles Wilson built the predecessor school to the present Bunker Hill School at Baldwin and Bunker Hill Sts. In 1842 the brothers Wilson were boarding at 6 Putnam St. By the early 1850's John B. Wilson lived on Winthrop St., while

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Charles Wilson continued to reside on Putnam St. From the late 1850's - early 1900's John B. Wilson lived at 49 Monument Ave. Mr. Wilson was a member of the Charlestown Common Council and Board of Aldermen, serving two years in each branch and was a member of the Massachusetts Charitable Mechanic Association. In any event John B. Wilson and Charles Wilson are credited with a number of masonry Italianate row houses in Charlestown, including #'s 1-7 Cordis St, 15-45 Monument Ave and 28-34 Chestnut St. A late example of John B. Wilson's work is the Queen Anne multi-family wood-frame house at 18, 20 Lawrence.

By 1911 owners of #47 and 49 Monument Ave were Mary McCarthy and Catherine A. Boyle, respectively.  
Bibliography and/or references (records, early maps, etc.)









Bibliography - Maps 1818, 1852  
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911  
 Charlestown Directories - 1834-74  
 Boston Directories - post-1875

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |              |                            |
|---------------------------|--------------|----------------------------|
| Aboriginal                | _____        | Conservation               |
| Agricultural              | _____        | Education                  |
| Architectural             | <u>  X  </u> | Exploration/<br>settlement |
| The Arts                  | _____        | Industry                   |
| Commerce                  | _____        | Military                   |
| Communication             | _____        | Political                  |
| Community/<br>development | <u>  X  </u> |                            |



Significance (include explanation of themes selected)

#51 by 75 much as ten years. The 1868 Sanborn Atlas of Charlestown indicates that #51 and 53 Monument Ave's lots were vacant (except for a wooden 2-story ell belonging to 48 Soley St.) By 1875 #53 had been completed, while City of Boston Bldg. Dept. records indicate that #51 was built in 1881. #53 Monument Ave. appears labeled Usher P. Pease on the 1875 Charlestown atlas. Pease, a collector for the Boston Ice Co., was also the original owner of #51 Monument Ave. Uriel Adams is listed as #51's architect and builder (and presumably #53's architect and builder, as well). He was active in Charlestown building trades from ca. early 1850's - early 1910's. In 1862 he is listed at 73 Green St. - his trade is described as "carpenter". From ca. late 1850's - 1866 he lived at 2 Webster St. He is first listed at 22 Trenton St. in 1868. From ca. 1880 until at least 1910 he lived at 48 Mt. Vernon St. Examples of his work include #'s 22, 24 and 5-17 Trenton St (late 1860's). In any event, Usher P. Pease owned #53 Monument Ave until at least 1901. By 1892, J. J. and A. Craig owned #51. #53 was owned by Usher P. Pease. #51's owner, John J. Craig was a letter carrier for the local post office. By 1911, an E. A. Connelly owned #51 and an H. Y. and E. A. Markey owned #53.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)







Bibliography - Maps - 1818, 1852

Atlases - 1868, 1875, 1885, 1892, 1901, 1911

Charlestown Boston Directories - 19th c.

Middlesex Deeds - 831:423, 991:499

"Charlestown Enterprise" - Spec. ed. June 1893

"Charlestown Citizens Past and Present"

Moved; date if known

Themes (check as many as applicable)

|                           |          |                            |
|---------------------------|----------|----------------------------|
| Aboriginal                | _____    | Conservation               |
| Agricultural              | _____    | Education                  |
| Architectural             | <u>X</u> | Exploration/<br>settlement |
| The Arts                  | _____    | Industry                   |
| Commerce                  | _____    | Military                   |
| Communication             | _____    | Political                  |
| Community/<br>development | <u>X</u> |                            |



Significance (include explanation of theme)

For many years #52 Monument Ave was the home of Thomas R. B. Edwards. He was the owner of "Thomas R. B. Edwards and Co.", manufacturers of drain pipes. This company was located at 41 Medford St, Charlestown. T. R. B. Edwards owned #52 until the early 1900s. By 1911, #52 was owned by Ellen F. Lewis. For many years, #54 was the home of Nelson Bartlett. He was treasurer of the Boston Ice Co. Born in Stanstead Quebec, he was the son of Collins B and Sarah Brown Bartlett. Nelson Bartlett came to Boston in 1846 and, in 1851, he settled in Charlestown. In addition to his work as treasurer of the Boston Ice Co., he was for 7 years director of the Warren Institution for Savings and the Bunker Hill National Bank. Before the annexation of Charlestown to Boston, Mr. Bartlett was for 2 years a member of the board of aldermen, 1872-73 and for 15 years (a member of the Mystic Water Board. He was also a director in the Middlesex Street Railway. By the early 1900s Frank J. Bartlett owned #54. During the 1870's and 1880's Silas Davis, "Salesman", owned #56. By the early 1890's Nelson Bartlett owned #56. By 1911 the heirs of Nelson Bartlett owned #56.

Note #56 Monument Ave's land (no buildings) was sold to Silas Davis by a George A. Whitney on April 29, 1867 for \$3,300.00. had

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

acquired this lot from Isaac P. T. Edwards on June 11, 1860. The I. P. T. Edwards/Whitney deed stipulated that "no building be erected thereon but a dwelling house of brick or stone not less than 2 1/2 stories high with suitable outbuildings for the same."

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)







Bibliography - maps. 1818, 1852  
 Atlases - 1868, 1875, 1885, 1892, 1901, 1911  
 charlestown Directories - 1850's, 60's  
 Middlesex Deeds - 348: 471, 472;  
 671: 267, 801: 421; 861: 73.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |          |                            |       |                         |       |
|---------------------------|----------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____    | Education                  | _____ | Religion                | _____ |
| Architectural             | <u>x</u> | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____    | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____    | Military                   | _____ | Transportation          | _____ |
| Communication             | _____    | Political                  | _____ |                         |       |
| Community/<br>development | <u>x</u> |                            |       |                         |       |

Significance (include explanation of themes checked above)

#5 56 and 58 Monument Ave. #56 $\frac{1}{2}$  is a highly compatible addition to Monument Ave and is essentially a narrower version of #58. Middlesex deeds indicate that charlestown builder Robert R. Wiley probably built #58. On the other hand, #58 is similar to the ca. 1854/55 town houses at 15-45 Monument Ave, built by John B. Wilson and Charles Wilson. For further information on Robert R. Wiley see form on 59 Warren St. For further information on the Wilson see form on 47, 49 Monument Ave. In 1854 Robert R. Wiley purchased #58's lot from Betsy Gage, "singlewoman", for \$853.50 - this deed describes #56 $\frac{1}{2}$ 's lot as "a strip next adjacent the avenue whi remains from my other land [i.e.] meaning Betsy Gage". Robert R. Wiley owned but never occupied #58 - on January 18, 1859, Wiley sold #58 to J. Oaker Bradbury of charlestown, trader for \$5,200.00. Bradbury, in turn, sold #58 to John W. Damon of charlestown, merchant for \$4,500.00 on Sept? 1861. In 1860, Damon lived at 6 Dexter Row. By 1868, his widow is listed at 43 Monument Sq. Damon's heirs owned #58 Monument Ave until at least the mid 1880's. By 1892 an Ellen Griffen owned this house. During the early 1900's an Elizabeth Griffen owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)







B. bibliography - Maps - 1852  
Atlas - 1868, 1875, 1885, 1892, 1901, 1911

"Charlestown Entertainer/Charlestown News" - p. 7 Sept. 3, 1887.  
- "Our Self Made Men."

B. P. L. Architects file  
Boston Bldgs Dept.  
Moved; date if known

Themes (check as many as applicable)

|                           |              |                            |       |                         |       |
|---------------------------|--------------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____        | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____        | Education                  | _____ | Religion                | _____ |
| Architectural             | <u>  x  </u> | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____        | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____        | Military                   | _____ | Transportation          | _____ |
| Communication             | _____        | Political                  | _____ |                         |       |
| Community/<br>development | <u>  x  </u> |                            |       |                         |       |

Significance (include explanation of themes checked above)

real estate speculator and son of Patrick O'Riordan (Patrick O'Riordan operated one of the largest contracting firms in New England during the late 19th c.) #60 Monument Ave is a key component in the "wall" of masonry town houses lining the northwest side of Monument Ave. #60 Monument Ave. represents a late addition to Monument Avenue's collection of primarily 1850's and 1860's town houses (for story of Monument Ave's development see Form on #1's Monument Ave.) Charles A. Halstrom was active in Charlestown/Boston architectural practice from ca. late 1880's - c. early 1900's. He is first listed in the 1886 Boston Directory at 58 Monument St, Charlestown. By 1895 he was working at 7 Exchange Pl. and lived at 104 Main St. He is not listed in the 1895 Boston Directory. Halstrom is credited with the following buildings in Charlestown: 461 Main St (1886), 49 Lawrence St (1891), 85 Elm St (1892) and 67, 69, 71 Baldwin St (1898, see forms). It is interesting to compare #60 Monument Ave's design with that of 85 Elm St built two years earlier. #85 Elm St. was, in a sense, a "dress

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

rehearsal" for #60 Monument Ave - at #85 the wood frame oriel spanning floors 2 and 3 and a #60's copper oriel in terms of exaggerated breadth if not ornament #80 Elm St and 60 Monument Ave provide the opportunity to compare the wood frame vernacular and high style masonry housing of a local, late 19th c. architect. Late 19th c. atlas shows #60's lot as vacant - actually part of the backyard of #43 Monument Sq. This lot is labeled J. B. Thomas in 1875 and was owned by Patrick O'Riordan by 1892 (who also owned

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

#43 Monument Sq.). Patrick O'Riordan evidently built this house for his son Jeremiah O'Riordan. Patrick O'Riordan was originally from Lawrence, Ma. From 1850-1856 he resided in Richmond, Va. where he worked as a shipper in a large whole sale house. He returned to Charlestown in 1857 and became an employee of the Navy Yard at Charlestown. In 1860, with only one horse, became a teamster and contractor. By the mid 1880's he was one of the leading contractors in Boston - "finding constant employment for 16.0 horses" (not to mention 300 men) Among his major projects was the widening of Beacon St in Boston/Brookline for the West End Land Co.







Bibliography - Maps: 1818, 1852

Atlases - 1875, 1885, 1892, 1901, 1911

Panoramic views - 1848 [Copies at S.P.N.E.A. and state House Library]

Boston/Charlestown Directories - 19thc.

Middlesex Deeds - 130: 131, 132; 152: 434; 1524: 225; 278: 212; 431: 225; 901: 588

Moved; date if known \_\_\_\_\_

SUFFOLK Deeds 1468: 57

Themes (check as many as applicable)

|                           |          |                            |       |
|---------------------------|----------|----------------------------|-------|
| Aboriginal                | _____    | Conservation               | _____ |
| Agricultural              | _____    | Education                  | _____ |
| Architectural             | <u>X</u> | Exploration/<br>settlement | _____ |
| The Arts                  | _____    | Industry                   | _____ |
| Commerce                  | _____    | Military                   | _____ |
| Communication             | _____    | Political                  | _____ |
| Community/<br>development | <u>X</u> |                            |       |



Significance (include explanation of themes checked)

primarily by the recollections of houses facing Winthrop St. and Soley St. It is difficult to pinpoint this house's construction date via deeds - for many years #14's lot was included in deeds which also referred to #56 Winthrop St - property located to the rear of 14 Monument Ct. #14's lot was purchased from the Southwick family by William Gray (owner of #56 Winthrop St, 1803-1827) in 1819 - the Southwick/Gray deed [231: 225] does not mention a building(s) on this site. Mid 19thc. panoramic views and maps present conflicting information regarding the presence of buildings on #14's lot. The 1848 Panoramc view of Bunker Hill and vicinity shows a house (3-bay main facade single attic dormer) which is almost certainly #14 Monument Ct., while the McIntyre map of 1852 does not show a building on this site. Stylistic elements (e.g. Doric entrance enframements) suggest that this house is a product of the early 1840's. Seth F. Sawyer victualler, bought #14's lot in 1832 [see Form on #56 Winthrop Sq.] along with #56 Winthrop St (built

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

ca. 1798]. Seth F. Sawyer probably built #14 as an investment property ca. 1840. The 1875 atlas clearly shows both 14 Monument Ct. and 56 Winthrop St. as being owned by Sawyer. (in fact, 14 and 56 are shown as one contiguous house). Seth F. Sawyer was a prominent City Square merchant and victualler - by the late 1860's he was evidently involved in the restaurant business. Sawyer sold #56 Winthrop St. and 14 Monument Ct. in 1879 to George H. Pendergast and Jonathan B. Dearborn.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Pendergast and Dearborn owned this property until at least 1911.

The 1818 Peter Tufts Map of Charlestown indicates that Monument Court follows the old property line between Samuel Henley's estate and several lots fronting on Winthrop Sq. Monument Ct. was set out ca. 1820's - the 1852 map indicates that Monument Ct. was originally an L-shaped thoroughfare which linked High St (later Monument Sq.) with Winthrop St.



17 MONUMENT SQUARE  
BRA PHOTO - 1968









ADDRESS 234 Moulton St. COR. Moulton Way, Pine St. Vine St.

NAME \_\_\_\_\_ present William H. Kent School original

MAP No. 29N-13E SUB AREA Hayes Square

DATE 1894 Boston Bldgs. Dept source

ARCHITECT Edmund H. Wheelwright " source

BUILDER John S. Jacobs and Low " source

OWNER City of Boston original present

PHOTOGRAPHS \_\_\_\_\_



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Primary school

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF low hip cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION T-shaped, red brick, stone trimmed primary school - interesting, rare blend of the Georgian Revival and Gothic Revival styles. Bldg. characterized by planar masonry surfaces, highly symmetrical, 9-bay main facade (5-bay side walls). Center entrance - set off by pointed brickwork arch. stone sill course at 2nd floor, visually separates fls 1 and 2 and heightens bldg. horizontal orientation. 2nd fl. windows (main facade and side walls) exhibit semicircular transoms set within

EXTERIOR ALTERATION minor moderate drastic

CONDITION good-fair poor LOT AREA 15875 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Together with the St. Catherine of Siena Complex, forms 2 handsome late 19th c. backdrop for Hayes Sq. - these buildings are remnants of the old Hayes Sq neighborhood - to the rear of church and school is an extensive 1940's housing complex.

\* pointed brickwork arches (ceding shape of main entrance arch) Bldg. crowned by low hip roof.

(Map)

SIGNIFICANCE (cont'd on reverse)  
The William H. Kent School is architecturally significant as a rare example of a late 19th c. Boston area primary school which blends Georgian Revival form and symmetry with Gothic Revival arches over the main entrance and second floor windows. This school was designed by important Boston architect Edmund Marsh Wheelwright. Built in 1894,



Bibliography Atlasee - 1885, 1892, 1901

Boston Bldgs Dept. records  
"Charlestown Enterprise" - Spec. ed. June 1893  
- Charlestown Citizens Past and Present

Biographical Dictionary of American Architects (Deceased) 1910  
by Henry F. Withey and Elsie Radburn Withey

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

|                           |              |                            |              |                         |              |
|---------------------------|--------------|----------------------------|--------------|-------------------------|--------------|
| Aboriginal                | _____        | Conservation               | _____        | Recreation              | <u>  X  </u> |
| Agricultural              | _____        | Education                  | <u>  X  </u> | Religion                | _____        |
| Architectural             | <u>  X  </u> | Exploration/<br>settlement | _____        | Science/<br>invention   | _____        |
| The Arts                  | _____        | Industry                   | _____        | Social/<br>humanitarian | <u>  X  </u> |
| Commerce                  | _____        | Military                   | _____        | Transportation          | _____        |
| Communication             | _____        | Political                  | <u>  X  </u> |                         |              |
| Community/<br>development | <u>  X  </u> |                            |              |                         |              |

Significance (include explanation of themes checked above)

it was named in honor of William Henry Kent, President of the Mill owners Insurance Co. and Mayor of Charlestown 1870-1871-1872.

The William H. Kent School represents the work of the well known Boston Architect Edmund Marsh Wheelwright (1854-8/15/1912).

For many years he practiced under the firm name of Wheelwright and Haven. Born and educated in Roxbury, MA., Wheelwright graduated from Harvard in 1876. From 1876-1881 he studied

architecture at M. I. T. and the Ecole des Beaux Arts in Paris.

He was initially employed as a draftsman with the Boston firm of Peabody and Stearns. Later he worked with McKim, Mead and White, and for a short time with E. P. Treadwell in Albany.

In 1885 he started his own practice in Boston. In 1890 he entered a partnership with Parkman B. Haven. During the nineties,

Edward A. Hoyt became the third member of Wheelwright, Haven and Hoyt. Mr. Wheelwright served as Boston's City Architect from

1891-1895 (and in this capacity designed the Kent School). He was also responsible for the Benj. F. Tuleed School at Sullivan Sq. and the Margaret Fuller School in Jamaica Plain. In addition, as City

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

architect, he was engaged in designing a number of public schools, hospitals, fire houses and police stations, in all of them maintaining

a high standard of municipal architectural. He was responsible for design for the subway entrance on the Common at the corner of Park

Street new buildings at the Boston City Hospital, the Mechanics Arts High School, and buildings for the Agassiz, Andrews, Bowdoin

and Cudworth schools. Wheelwright was known for the eclectic nature of his work - both in terms of styles and building types. It is noted

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) with the design of Horticultural Hall (1900),

New England Conservatory of Music (1903) Massachusetts Historical Society ( ) on Baylton St and the Harvard Lampoon Bldg - Mt. Auburn,

Cambridge (19\_\_). In 1900 he was appointed designer and Chief Engineer in charge of the "Salt and Pepper" or Longfellow Bridge across the

Charles River between Charlestown and Boston. Wheelwright was the author of a book entitled "School Architecture" (1900).



INVENTORY FORM CONTINUATION SHEET

BOSTON Landmarks Commission

|                                       |      |
|---------------------------------------|------|
| Community:<br>Charlestown             | Form |
| Property Name: William H. Kent School |      |

Indicate each item on inventory form which is being continued below.

The William H. Kent School was built by John S. Jacobs and Low. This firm was located at 146 Devonshire St., Boston. [see Application for Permission to Build - March 15, 1894 - Boston Buildings Dept.

William Henry Kent was born in Duxbury, Ma., March 21, 1823 and died in Charlestown, February 7, 1889. His father was William Vinall Kent of Boston. William H. Kent grew up in the West End section of Boston on Staniford St. He was initially employed in the lumber business. In 1859 Kent and family bought a house on Monument Sq. in Charlestown. In 1873 he accepted the presidency of the Mill Owner's Fire Insurance Co. Mr. Kent was alderman of Charlestown for five years, and mayor three years, 1870-71-72. He was for fourteen years director of the Middlesex Railroad Co. He was very active in Charlestown Masonic activities. It was said that his Masonic record is "one replete with usefulness, devotion and honor."

The William H. Kent School is still being used for educational purposes. Along with the St. Catherine of Sienna Roman Catholic Church complex it provides a glimpse of late 19th c. Hayes Square.



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